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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT
FOR THE
YEAR 1912

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ANNUAL REPORT

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BUILDING DEPARTMENT

FOR THE

YEAR 1912



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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT
FOR THE YEAR 1912.

100 SUMMER STREET, February 1, 1913.

HON. JOHN F. FITZGERALD,
Mayor of the City of Boston:

SIR,— In compliance with section 1, chapter 550, of the Acts of 1907, and section 24, chapter 3, of the Revised Ordinances, a statement of the operations of the department from February 1, 1912, to January 31, 1913, is herewith presented.

Included with this compilation is a short history, prepared at the request of the Finance Commission during its investigation and study of the department; both compiled by the clerk of the department.

Several recommendations of the Finance Commission have already been adopted and others will be when an appropriation is made to cover their cost.

The comments upon the annual report for the year 1911-12 by the Finance Commission have been considered, and much that appeared in that report has been excluded from the report for this year. I have, however, directed that there be included certain matters relating to building operations which I have reason to believe are of value to public and private organizations and are not to be found in other publications.

The building law should be rewritten without delay, that it may be put in more logical and orderly shape, and with especial reference to provisions lessening fire hazard and giving to the department more immediate means of remedy in certain cases. The duties and authority in buildings, of the Health Department and of the Building Department, should be more clearly defined than at present, with the view of saving in duplication of work, especially in matters affecting construction, which should be confined to the direction of the Building Department.

The time devoted by the two inspectors designated as fence viewers is more than should be taken from their more important duties, and I urge that the assignment to this service be made from some other department, better able to spare men from a larger force.

I believe that much more effective work may be done by a police officer in many of the cases now referred to our constables and I urge that such an officer be detailed for service in this department.

Many inquiries from officials of other cities and towns and their commendation of our regulations lead me to believe that they will not be slow in following the lead of Boston in any move toward lessening the fire hazard and other provisions for safety.

Respectfully submitted,

ARTHUR G. EVERETT,

Building Commissioner.

The number of permits granted for first and second class buildings is 571; for third-class buildings, 1,491; for alterations, 3,030; for setting of steam boilers, engines, etc., 1,720; for plumbing, 4,740; for gas fitting work, 11,350 — making a total of 22,902 permits granted during the year.

The number of examinations made upon buildings in process of construction is 32,635; of alterations, 16,702; of boilers, engines, etc., relative to setting, 1,909; plumbing work, 23,020; gas fitting work, 17,271; elevators, 3,882 egress, 4,697; plans and applications, 6,427; specials, 270; fires, 415; theatres, 583; public halls, 230; existing tenement houses, 4,178; moving picture houses, 948 — making a total of 113,167.

These examinations occasioned 454 reports relative to unsafe buildings, dangerous chimneys, etc.; 415 reports relative to fires; 1,069 reports relative to violations, and 2,761 final reports—making a total of 4,699 reports made during the year.

The number of notices issued for violation of the statutes, etc., is 2,177; for unsafe buildings, walls, etc., 357; for dangerous chimneys, 66; relative to egress, 2,002, and for miscellaneous purposes, 1,987 — making a total of 6,589 notices issued during the year.

Of the 6,427 plans and applications submitted during the year, 5,131 were approved and 1,296 were disapproved.

The department referred to the Board of Appeal 100 appeals. Seventy-two appeals were sustained and 11 appeals were dismissed. The Board of Appeal also concurred with the Building Commissioner in allowing an equivalent method of construction in six cases, as provided in section 8, chapter 550, Acts of 1907. The department received 59 communications from the Board of Appeal. There are two (2) cases pending action of said Board.

Two cases of area exceeding 10,000 square feet, proposed egress, etc., were approved by the Board in concurrence with the commissioner. One (1) hearing was held on objections to erecting a gas engine and one on objection to erecting a boiler and engine; in both cases the objections were overruled. Appeal returned and a hearing refused in one case. No decision by the Board within the limit allowed by law in two cases. One appeal withdrawn. No action taken by Board in one case, as an amended plan to comply with law was filed with department; appeal practically withdrawn.

The number of first and second class buildings completed and upon which final reports have been rendered during the year is 442, at an estimated cost above the land of \$13,162,125.

The number of third-class buildings completed and upon which final reports have been rendered during the year is 1,241, at an estimated cost above the land of \$6,050,731.

The number of alterations completed during the year is 2,481, at an estimated cost of \$4,733,793.

The number of plumbing jobs completed during the year is 4,586, at an estimated cost of \$2,350,291.

The number of boilers, etc., set, 1,532, at an estimated cost of \$904,937.

The number of gas fixtures and piping installed is 10,040, at an estimated cost of \$503,306.

The total estimated increase in tax valuation by construction and improvement for the year is \$27,802,463.

There have been 853 buildings provided with additional means of egress. This includes 1,677 families, 8,625 persons, at an estimated cost of \$97,280

February 1, 1912, there were 28,155 brick buildings and 66,902 wooden buildings in Boston. Since that date, up to February 1, 1913, there have been erected 442 brick and 1,241 wooden buildings; 141 brick and 182 wooden buildings have been taken down and 31 wooden buildings have been totally destroyed by fire, making a total of 99,386 buildings in Boston February 1, 1913, as follows: Brick, 28,456; wood, 70,930.

List of islands in Boston Harbor belonging to the City of Boston and within the corporate limits of the city, together with their acreage and the purpose of the buildings thereon:

Rainsford Island, 17.4 acres, Suffolk School for Boys and Quarantine Station.

Deer Island, 99.6 acres. House of Correction occupies 13.7 acres.

Apple Island, 8.9 acres; unoccupied.

Thompson's Island, 146.5 acres, Boston Asylum and Farm School for indigent boys.

NOTE.—Great Brewster, 23.1 acres, and Moon Island, 30 acres, belong to the city but are without its limits.

Under the provisions of the statutes relating to buildings in the City of Boston, and of special acts pertaining thereto, the department has among other things the supervision over the following matters:

1. The erection of first and second class buildings throughout the city.

2. The erection of third-class buildings outside the building limits, so called.

3. Additions, alterations and repairs upon all classes of buildings, with especial reference to their compliance with the requirements of the building law.

4. The inspection of unsafe buildings and structures, with power to require the securing or removal of same, and in cases of immediate danger, where the security of the public is imperilled in life and limb, authority with the written approval of the Mayor to enter upon,

secure or take down the same as the exigencies of the public safety, in the opinion of the commissioner, may require.

5. The examination of buildings damaged by fire or accident, with authority to enter upon the premises and investigate the origin of fires.

6. The supervision of unsafe boilers, furnaces, etc., with authority to require the securing of same to prevent fire.

7. The supervision and protection of the building limits, the area in which the erection of third-class buildings is prohibited by law, with exceptions as to certain buildings on wharves and those used for market purposes.

8. The examination of plans of proposed buildings, of alterations and additions, with special reference to safety in construction, occupancy, sanitation, ventilation and providing requisite light and air as set forth in the building law.

9. The enforcement of reasonable egress in case of fire or panic for all existing buildings used for habitations or any occupation requiring same.

10. The enforcement of light, air, ventilation and sanitation in all existing tenement houses under special provisions of the building law.

11. The inspection of elevators and hoistways with reference to their safety for use and their construction and operation.

12. The erection of steam boilers, engines, furnaces, dynamos, oven, kilns and melting kettles.

13. The authority to give grade for cutting off piles.

14. The examination of bay windows and all projections, upon petition to project, to see that they are properly constructed and secured.

15. Authority, where terms of a permit are being violated, to order whole or part of work to stop until terms of permit have been complied with.

16. Authority to require material facts set forth in application to be verified by the oath of the applicant.

17. The inspection and regulation of plumbing throughout the city.

18. The inspection and regulation of gas fitting throughout the city.

19. Authority to pass on quality of materials used in construction, compelling them to be in accordance with standards set forth in building law.

20. The inspection and supervision of all theatres, moving picture houses, halls and places of public assembly where charge is made for admission.

DAILY DUTIES OF OFFICE AND FIELD FORCE OF THE BUILDING DEPARTMENT.

From the first intimation of the owners' intention to build, and while the drawings are being made, interviews are often had with the office on matters pertaining to the construction of the law and its application to the proposed structure, and preliminary sketches are frequently features of these consultations.

Upon the completion of the drawings an application, accompanied by a duplicate set of same, is filed at the office. Before a permit can be granted the drawings must be approved, and this means an examination into the proposed method of construction, quality and strength of materials, and this examination often requires a boring or sounding of the soil to ascertain its condition, in order to properly determine the method and character of foundation construction and the loads that can be safely imposed.

Having determined the ton loads per superficial foot which the earth can safely sustain or piling, if on filled land, next is considered the number of rows of piling, the distance on centers and the grade for cutting off same. On establishing this grade the point in consideration is the proper and sufficient covering of the piles in summer months with tide or soil water. The general established grade in Boston is five (5), but is subject to change by the commissioner, who has full authority to establish such grades. Next for consideration is the foundation. The thickness of foundation walls, whether rubble, brick, block, granite or concrete, is prescribed by law and the character of building and height of walls govern it. Same is true of the thickness of walls, and the requirements for steel frame or concrete construction are set forth also by law, and in these cases the aid of an engineer is sometimes required. Floor and roof construction follow, with computations as to their weight and strength, and in this computation is included columns and girders.

Chimneys and fireplaces, stairways and elevator shafts, egress and ingress, light and air exposures, plumbing, gas fitting and power and heating apparatus

each in turn are taken into consideration with a view to complying with the requirements of law regulating safety in construction, egress and occupation, in sanitation and the furnishing of all necessary law required safeguards either for public occupancy or private use. The field force or inspectors as often as practicable and possible with the amount of work to be inspected make examination of the buildings in process of erection or alteration, noting violations of law and reporting same, determining whether the materials used are as specified and in compliance with statute requirements, and whether the law is met in spirit and letter, that all violations whether of commission or omission are removed or complied with. Daily memorandum is kept of each examination and when the building is completed the application is closed and also the record, the plans and applications being taken from the live or active list and placed in the files or dead storage.

Piling and concrete receive particular attention, the contractors employing a sort of clerk of works during this portion of their building, who must be satisfactory to the commissioner and who daily must file with the department a report of that day's work as observed by him. A sworn statement of the truth of his reports to the department is filed by him at the close of his inspections in each and every such case.

Plumbing inspectors note the quality of material used — of work performed in a sanitary and legal manner, requiring tests before plumbing is used to see that pipes are sound, free from holes and that the joints are tight.

Gas fitting is examined when to be installed to enforce a compliance with the legal requirements as to weight, size and quality of fittings and fixtures; a mercury test is made, satisfactory in its results to the inspector before gas fitting can be used. In this connection the companies supplying gas refuse to make meter connections until the approval by the inspector is recorded in this office, a representative of the gas companies visiting the office each day to note the approvals recorded.

Elevators are inspected with reference to their complying with law requirements as to doors, gates or bars, to opening in shafts, to vertical iron bars painted red in external window of shafts, to machinery and safety devices, and if found unsafe for use are so placarded and use prohibited.

The inspection and supervision of theatres, moving picture houses, halls and one-night exhibitions is a special branch of work, requiring judgment, patience, tact, firmness and affability. This, in conjunction with the examination of all existing buildings to determine if additional egress is necessary and of all existing tenement houses to procure light and air demanded by law, forms part of the office and field operations of the department.

Should an accident of any sort in, to or upon a building occur, an examination, followed by a written report with fullest detail, is made, and damage from fire, flood, wind, lightning, explosion, decay, falling of elevators, etc., are included in these special reports.

The statutes require a report of all buildings damaged by fire, giving probable origin. These reports are made and recorded and when of especial moment a special report is filed. Special reports form interesting records and are very valuable from the facts and detailed information given.

Table Showing the Monthly Expenditures of the Department.

| DRAFT. | Transfer. | Appropriations. | Monthly Draft. | Total Expenditures. | Unexpended Balance. |
|-----------------------------------|-----------|-----------------|----------------|---------------------|---------------------|
| 1912. | | | | | |
| February 1..... | | | \$5,572 81 | \$5,572 81 | \$120,627 19 |
| March 1..... | | | 9,697 72 | 15,270 53 | 110,947 47 |
| April 1..... | | | 10,185 29 | 25,455 82 | 100,742 18 |
| May 1..... | | \$126,200 00 | 9,562 49 | 35,018 31 | 91,181 69 |
| June 1..... | | | 9,424 80 | 44,443 11 | 81,756 89 |
| July 1..... | | | 10,201 63 | 54,644 74 | 71,555 26 |
| August 1..... | | | 9,754 58 | 64,399 32 | 61,800 68 |
| September 1..... | | | 11,131 95 | 75,531 27 | 50,668 73 |
| October 1..... | | | 10,007 02 | 85,538 29 | 40,661 71 |
| November 1..... | | | 10,341 18 | 95,879 47 | 30,320 53 |
| December 1..... | | | 11,670 20 | 107,549 67 | 18,650 33 |
| 1913. | | | | | |
| January 1..... | | | 10,013 25 | 117,562 92 | 8,637 08 |
| January 31 (weekly payments)..... | | | 4,271 45 | 121,834 37 | 4,365 63 |

Statement of Estimates, Appropriation and Expenditures for the Fiscal Year, February 1, 1912, to January 31, 1913, Inclusive, and the Five Preceding Fiscal Years.

| | 1907-1908. | 1908-1909. | 1909-1910. | 1910-1911. | 1911-1912. | 1912-1913. |
|--|--------------|--------------|--------------|--------------|--------------|---------------|
| Estimated expenditure..... | \$116,280 00 | \$122,000 00 | \$110,150 00 | \$104,730 00 | \$105,955 00 | \$136,205 00 |
| Appropriation..... | \$110,000 00 | \$100,000 00 | \$105,000 00 | \$103,000 00 | \$113,000 00 | \$126,200 00 |
| Income credited to appropriation..... | | 39 55 | | | | |
| Total available credits..... | \$110,000 00 | \$100,039 55 | \$105,000 00 | \$103,000 00 | \$113,000 00 | \$126,200 00 |
| Actual expenditure..... | \$116,555 00 | \$101,731 23 | \$98,216 39 | \$101,457 69 | \$110,682 97 | \$121,834 37 |
| Surplus..... |  | ..... | 6,783 61 | 1,542 31 | 2,317 03 | 4,365 63 |
| Deficit..... | 6,555 00 | 1,691 68 | | | | |
| Analysis of Estimated Expenditure: | | | | | | |
| Salaries of commissioner, inspectors, etc..... | \$103,780 00 | \$108,320 00 | \$102,300 00 | \$96,400 00 | \$98,200 00 | \$124,850 00 |
| Clerk hire..... | | | | | | |
| Total salaries..... | \$103,780 00 | \$108,320 00 | \$102,300 00 | \$96,400 00 | \$98,200 00 | \$124,850 00 |
| Office expenses..... | 12,500 00 | 13,680 00 | 7,850 00 | 8,330 00 | 7,755 00 | 11,355 00 |
| Total..... | \$116,280 00 | \$122,000 00 | \$110,150 00 | \$104,730 00 | \$105,955 00 | \$136,205 00 |
| Analysis of Actual Expenditure: | | | | | | |
| Salaries of commissioner, inspectors, etc..... | \$82,809 44 | \$71,771 77 | \$70,352 18 | \$70,778 90 | \$81,460 51 | \$92,034 10 |
| Clerk hire..... | 22,177 76 | 21,223 55 | 20,930 82 | 20,598 13 | 20,434 46 | 20,280 70 |
| Total salaries..... | \$104,987 20 | \$92,995 32 | \$91,283 00 | \$91,377 03 | \$101,894 97 | \$112,314 80 |
| Office expenses..... | 8,836 68 | 5,047 76 | 4,838 44 | 4,761 96 | 5,893 44 | 7,447 35 |
| Automobile expenses..... | 2,731 12 | 3,688 15 | 2,094 95 | 5,318 70 | 2,894 56 | 2,072 22 |
| Total..... | \$116,555 00 | \$101,731 23 | \$98,216 39 | \$101,457 69 | \$110,682 97 | \$121,834 37 |
| Income covered into City Treasury..... | \$518 75 | \$505 75 | \$480 50 | * \$87 00 | \$89 40 | † \$32,390 28 |

* The diminished income of this department in 1910-11 and thereafter is due to the payment of plumbers' licenses to the state instead of to the city, as provided by chapter 536, Acts of 1909.

† The increased income in 1912-13 is due to the payment of fees for building permits, etc., which went into effect July 1, 1912, under authority of chapter 571, Acts of 1910.

**Annual Report and Accounting for all Documents with Fees and all Moneys Received by the Building Department from
February 1, 1912, to February 1, 1913.**

| | JULY. | | AUGUST. | | SEPTEMBER. | | OCTOBER. | | NOVEMBER. | | DECEMBER. | | JANUARY. | | TOTALS. | |
|--------------------------------------|------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| | Documents. | Fees. | Documents. | Fees. | Documents. | Fees. | Documents. | Fees. | Documents. | Fees. | Documents. | Fees. | Documents. | Fees. | Documents. | Fees. |
| Brick..... | 7 | \$287 79 | 36 | \$2,539 15 | 18 | \$1,506 15 | 29 | \$2,741 85 | 40 | \$793 55 | 27 | \$525 00 | 16 | \$310 00 | 173 | \$8,703 49 |
| Wood..... | 38 | 566 65 | 90 | 1,542 83 | 81 | 1,378 13 | 90 | 1,516 22 | 107 | 1,410 35 | 70 | 980 00 | 81 | 988 00 | 557 | 8,382 18 |
| Alterations..... | 173 | 1,051 37 | 257 | 2,092 85 | 210 | 1,300 30 | 253 | 1,573 97 | 225 | 1,142 37 | 180 | 888 00 | 186 | 910 00 | 1,484 | 8,958 86 |
| Heating..... | 108 | 108 00 | 131 | 131 00 | 136 | 136 00 | 192 | 192 00 | 200 | 200 00 | 132 | 132 00 | 133 | 133 00 | 1,032 | 1,032 00 |
| Plumbing, old..... | 342 | 342 00 | 410 | 410 00 | 339 | 339 00 | 410 | 410 00 | 353 | 353 00 | 255 | 255 00 | 232 | 232 00 | 2,341 | 2,341 00 |
| Plumbing, new..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 54 | 270 00 | 80 | 400 00 | 95 | 475 00 | 229 | 1,145 00 |
| Gas fitting, old..... | 871 | 217 75 | 869 | 217 25 | 861 | 215 25 | 991 | 247 75 | 789 | 197 25 | 588 | 147 00 | 570 | 142 50 | 5,539 | 1,384 75 |
| Gas fitting, new..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | 24 | 84 00 | 93 | 93 00 | 121 | 121 00 | 238 | 298 00 |
| Foundation only..... | 2 | 10 00 | 3 | 15 00 | 1 | 5 00 | 3 | 15 00 | 4 | 20 00 | 3 | 15 00 | 4 | 20 00 | 20 | 100 00 |
| Gas fitters' licenses..... | ..... | * 15 50 | ..... | 10 50 | ..... | 2 50 | ..... | 3 50 | ..... | 8 00 | ..... | 2 00 | ..... | 3 00 | ..... | 45 00 |
| Total..... | 1,541 | † \$2,599 06 | 1,796 | \$6,958 58 | 1,646 | \$4,882 33 | 1,968 | \$6,700 29 | 1,796 | \$4,478 52 | 1,428 | \$3,437 00 | 1,438 | \$3,334 50 | 11,613 | \$32,390 28 |
| Deposited with the City Collector | ..... | † \$2,386 66 | ..... | \$6,968 13 | ..... | \$4,986 73 | ..... | \$6,661 09 | ..... | \$4,244 92 | ..... | \$3,529 75 | ..... | \$3,613 00 | ..... | \$32,390 28 |
| Balance carried..... | ..... | \$212 40 | ..... | \$202 85 | ..... | \$98 45 | ..... | \$137 65 | ..... | \$371 25 | ..... | \$278 50 | ..... | 00 00 | ..... | ..... |

* Deposited May 1, 1912, and including \$5.50 collected in 1911-12.

† Including item referred to in above notation. No money collected between February 1 and July 1 other than item referred to in above notation. Separation of plumbing and gas fitting (old and new) dates from November 4, 1912.

The following bills for securing or taking down unsafe buildings or parts thereof, by order of the commissioner, with the approval of the Mayor, have been paid from the department appropriation, and a copy of each sent to the collector for collection:

| DATE. | Location. | Contractor. | Amount. |
|--------------|--|------------------------------------|----------|
| May 1.. | 29-31 Seneca street..... | Hussey Company..... | \$140 00 |
| October 1.. | 21 Monument street, Charles- town District. | James J. Brock..... | 6 00 |
| October 1.. | 138 Hudson street..... | Edward F. McLaughlin.... | } 150 00 |
| October 1.. | 2 Beach Glen street..... | Edward F. McLaughlin.... | |
| November 1.. | East Dedham street..... | Isaac Blair and Company... | } 85 07 |
| November 1.. | 11 Norwich street..... | Isaac Blair and Company... | |
| November 1.. | 1962 Washington street..... | Isaac Blair and Company... | |
| November 1.. | 5-7 Bridge court..... | George R. Cavanaugh..... | 50 00 |
| November 1.. | 9 Scott's court, Charlestown District. | J. C. Givern..... | 30 00 |
| December 1.. | 116-118 West Eighth street..... | Barry Building Wrecking Company | 250 00 |
| 1913. | | | |
| January 1.. | 14 Harvard street, Charlestown District. | James J. Brock..... | 25 80 |

REPORT OF CERTIFIED PUBLIC ACCOUNTANT.

40 STATE STREET, BOSTON, December 19, 1912.

J. ALFRED MITCHELL, ESQ.,

Auditor of the City of Boston:

DEAR SIR,—In compliance with your instructions I have made an examination of the financial and accounting affairs of the Building Department of the city and have the honor to report:

The revenue which this department receives is derived from fees for building permits, etc., and it acts under the authority of the Statutes of 1910, chapter 571. This act was put into force by the department on July 1 of the present year. The schedule of fees as at first adopted was as follows:

First.—For first, second and third class buildings an initial charge of \$5 and an additional charge of 5 cents for each 100 cubic feet contained in the building.

Second.—For alterations, an initial charge of \$5 and an additional charge of 5 cents for each \$50 of estimated cost of work.

Third.—For taking down buildings, \$5 for each permit.

Fourth.—For permits for plumbing, boilers, engines, etc., \$1 for each permit.

Fifth.—For permits for gas fitting, 25 cents for each permit.

This schedule remained in force until the fifth of November, when it was changed and the following adopted:

| | | |
|-----|---|---------|
| 1. | For first-class buildings | \$25 00 |
| 2. | For second-class buildings | 20 00 |
| 3. | For third-class buildings | 15 00 |
| 4. | For alterations | 5 00 |
| 5. | For taking down buildings | 5 00 |
| 6. | For boilers, engines, etc. | 1 00 |
| 7. | For new plumbing | 5 00 |
| 8. | For alterations in plumbing | 1 00 |
| 9. | For new gas fitting | 1 00 |
| 10. | For alterations in gas fitting | 25 |
| 11. | For the installation of elevators | 5 00 |

Fees for permits granted for sheds, automobile houses, and like small buildings, and for preliminary permits for driving piles and for concrete foundations will be determined in the discretion of the commissioner.

There is also a charge for gas fitters' licenses: \$2 for master and 50 cents for journeymen.

Beginning with July 1 and up to November 30 I examined every application for a permit, saw that the amount due for the same had been collected and entered through the proper books. The total amount received for the five months on account of the different permits issued was \$25,618.78, and of this amount \$25,247.53 was paid over to the City Collector. The difference of \$371.25 was received on the last day of the month and carried over into the month following. This has since been paid to the City Collector. The balance of cash in the possession of the department when I entered upon the examination was \$187.25 and this I verified.

The following table shows the number of permits issued and the amounts respectively received:

| FOR WHAT ISSUED. | Number of Permits Issued. | Amount. |
|----------------------------|---------------------------------|-------------|
| Brick buildings..... | 130 | \$7,868 49 |
| Wooden buildings..... | 406 | 6,414 18 |
| Alterations..... | 1,118 | 7,160 86 |
| Boilers, engines, etc..... | 767 | 767 00 |
| Plumbing..... | 1,908 | 2,124 00 |
| Gas fitting..... | 4,405 | 1,179 25 |
| Gas fitters' licenses..... | | 40 00 |
| Foundations only..... | 13 | 65 00 |
| Totals..... | 8,747 | \$25,618 78 |

In the issuance of these permits a large amount of detail work is involved and it is systematically handled. Their financial records are in excellent shape and the work is well performed. Payments are made to the City Collector at least twice a week and oftener if the receipts are large. The cashier of the department is not under bonds, and drawing this to the attention of the commissioner he informed me that he had the matter under consideration. I would suggest that it be acted upon at once.

In examining the City Collector's annual report for 1911-12 I find outstanding balances due to the department on account of bills committed to him for collection. These bills were against private individuals for work that the department performed in the way of shoring buildings, etc. In the aggregate they amount to \$2,371.12 and shown in detail by years are as follows:

| | | | | | | | | | |
|---------|---|---|---|----------|---------|---|---|---|------------|
| 1911=12 | . | . | . | \$145 00 | 1897=98 | . | . | . | \$522 97 |
| 1910=11 | . | . | . | 130 95 | 1896=97 | . | . | . | 35 09 |
| 1909=10 | . | . | . | 25 00 | 1895=96 | . | . | . | 183 62 |
| 1908=09 | . | . | . | 319 15 | | | | | |
| 1906=07 | . | . | . | 281 69 | | | | | \$2,371 12 |
| 1903=04 | . | . | . | 531 30 | | | | | |
| 1898=99 | . | . | . | 196 35 | | | | | |

If these amounts are uncollectible they ought to be abated.

The annual appropriation for departmental expenses for the year 1911-12 was \$113,000, and in addition a transfer was made from the Reserve Fund of \$1,600. There was expended \$110,682.97, leaving an unexpended balance on January 31, 1912, in the treasury of \$3,917.03. For the current year the appropriation is \$126,200, and of this there has been expended up to November 30, \$107,549.67. The departmental records of the appropriation expenditure are well kept.

Respectfully submitted,

ANDREW STEWART,
Certified Public Accountant.

DEPARTMENTAL STATISTICS BY WARDS FOR THE FISCAL YEAR, FEBRUARY 1, 1912, TO JANUARY 31, 1913.

| Wards | 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. | 11. | 12. | 13. | 14. | 15. | 16. | 17. | 18. | 19. | 20. | 21. | 22. | 23. | 24. | 25. | 26. | Totals |
|--|--------------|--------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|---------------|
| Area of Boston, acres | 1,510 | 415 | 388 | 167 | 222 | 293 | 412 | 250 | 247 | 394 | 904 | 235 | 713 | 899 | 359 | 673 | 460 | 239 | 769 | 2,110 | 640 | 760 | 7,662 | 3,480 | 2,856 | 2,931 | 30,295 |
| Value of buildings (estimated), April 1, 1913 | \$10,026,800 | \$11,054,200 | \$5,669,900 | \$6,567,200 | \$5,289,500 | \$45,530,000 | \$70,186,000 | \$14,491,000 | \$11,303,100 | \$29,265,800 | \$54,708,100 | \$12,278,500 | \$12,068,700 | \$11,674,000 | \$5,925,900 | \$10,812,400 | \$10,288,000 | \$8,700,000 | \$12,711,500 | \$33,619,500 | \$17,710,500 | \$14,014,700 | \$17,101,200 | \$22,002,600 | \$20,107,800 | \$8,187,200 | \$494,909,000 |
| Population (estimated) July 1, 1913 | 32,439 | 30,676 | 15,067 | 13,908 | 12,914 | 39,492 | 14,481 | 33,179 | 29,214 | 36,277 | 10,794 | 25,948 | 21,503 | 24,527 | 21,901 | 28,933 | 27,793 | 24,133 | 33,332 | 64,723 | 33,085 | 31,403 | 33,423 | 41,695 | 29,661 | 16,152 | 735,399 |
| Number of buildings occupied for habitation (estimated), February 1, 1913 | 3,576 | 2,397 | 1,616 | 1,807 | 1,295 | 1,372 | 1,175 | 1,785 | 1,902 | 2,521 | 3,296 | 2,383 | 2,123 | 2,554 | 2,412 | 2,722 | 2,925 | 4,307 | 2,980 | 7,113 | 3,794 | 3,428 | 5,345 | 6,024 | 4,594 | 2,768 | 76,181 |
| Number of first and second class buildings completed (February 1, 1912, to January 31, 1913) | 9 | 10 | 3 | 4 | 4 | 13 | 10 | 7 | 9 | 10 | 55 | 3 | 2 | 3 | | 4 | 2 | 11 | 10 | 34 | 24 | 40 | 35 | 18 | 53 | 2 | 412 |
| Cost of same (estimated) | \$64,100 | \$472,450 | \$68,000 | \$27,000 | \$14,300 | \$521,875 | \$402,000 | \$74,500 | \$74,150 | \$5,324,200 | \$2,190,700 | \$24,650 | \$340,000 | \$125,000 | | \$138,400 | \$24,000 | \$29,000 | \$119,700 | \$386,925 | \$428,050 | \$672,500 | \$189,000 | \$222,100 | \$1,051,700 | \$980 | \$13,662,125 |
| Number of third class buildings completed (February 1, 1912, to January 31, 1913) | 87 | 12 | 3 | 5 | 5 | 3 | 2 | | 1 | 3 | 4 | | 1 | 4 | | 19 | 5 | | 7 | 288 | 39 | 29 | 110 | 242 | 119 | 55 | 1,241 |
| Cost of same (estimated) | \$446,400 | \$28,970 | \$1,075 | \$12,900 | \$23,500 | \$30,000 | \$11,000 | | \$21,000 | \$1,900 | \$1,500 | | \$2,000 | \$19,000 | | \$91,275 | \$11,750 | | \$25,220 | \$1,951,040 | \$225,400 | \$174,575 | \$1,409,530 | \$1,226,391 | \$591,585 | \$116,220 | \$6,050,731 |
| Number of alterations completed (February 1, 1912, to January 31, 1913) | 110 | 102 | 24 | 78 | 68 | 116 | 201 | 99 | 74 | 162 | 230 | 53 | 46 | 11 | 14 | 21 | 42 | 57 | 51 | 160 | 53 | 71 | 148 | 120 | 84 | 91 | 2,491 |
| Cost of same (estimated) | \$67,450 | \$107,190 | \$49,250 | \$162,020 | \$71,785 | \$466,171 | \$711,295 | \$101,505 | \$94,995 | \$639,045 | \$973,325 | \$90,136 | \$76,551 | \$117,000 | | \$12,050 | \$27,970 | \$97,740 | \$129,240 | \$127,332 | \$116,225 | \$215,590 | \$147,125 | \$61,850 | \$92,000 | \$46,700 | \$4,731,793 |
| Number of permits, first and second class buildings (February 1, 1912 to January 31, 1913) | 10 | 20 | 2 | 3 | 3 | 25 | 12 | 27 | 15 | 39 | 49 | 5 | 14 | 4 | | 7 | 9 | 5 | 25 | 43 | 31 | 19 | 15 | 79 | 1 | | 573 |
| Number of permits, third class buildings (February 1, 1912, to January 31, 1913) | 109 | 11 | 2 | 4 | 6 | 4 | 2 | | 1 | 3 | 4 | | 6 | 19 | 3 | 38 | 7 | | 24 | 265 | 42 | 45 | 99 | 296 | 149 | 87 | 1,490 |
| Number of permits, alterations, etc. (February 1, 1912, to January 31, 1913) | 123 | 120 | 32 | 72 | 61 | 584 | 367 | 125 | 98 | 127 | 246 | 57 | 82 | 39 | 25 | 55 | 73 | 62 | 78 | 159 | 56 | 85 | 164 | 133 | 98 | 107 | 1,030 |
| Number of permits, boilers, engines, etc. (February 1, 1912, to January 31, 1913) | 15 | 4 | 2 | 5 | 14 | 70 | 13 | 20 | 17 | 17 | 89 | 35 | 17 | 18 | 12 | 50 | 16 | 13 | 29 | 313 | 43 | 66 | 151 | 211 | 147 | 31 | 1,720 |
| Number of permits, plumbing (February 1, 1912 to January 31, 1913) | 208 | 125 | 55 | 51 | 53 | 289 | 110 | 127 | 109 | 167 | 292 | 113 | 98 | 86 | 65 | 104 | 88 | 77 | 103 | 429 | 95 | 156 | 312 | 478 | 284 | 249 | 4,740 |
| Number of permits, gas fitting (February 1, 1912 to January 31, 1913) | 417 | 160 | 111 | 114 | 97 | 569 | 592 | 278 | 264 | 527 | 467 | 352 | 141 | 247 | 238 | 323 | 205 | 276 | 293 | 1,237 | 441 | 459 | 1,110 | 1,160 | 700 | 114 | 11,150 |

NUMBER OF BUILDINGS.

| Wards | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | Totals | | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----|-------|
| | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | | |
| Material of Buildings - Class (February 1, 1912 to January 31, 1913) | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | First and Second | | |
| 1 Family | 1 | | | | | | | | | 1 | 12 | | | 1 | | | | | | 1 | 13 | | 1 | 2 | 17 | 20 | 14 | 267 | |
| 2 Families | 1 | 11 | | | | 1 | | 1 | | | | | | | | | | | | 17 | 4 | 1 | 2 | 74 | 1 | 40 | 7 | 224 | |
| 3 Families | 1 | 58 | | | | 1 | | 2 | | | | | | 2 | | 28 | | 1 | 6 | 159 | 1 | 1 | 45 | 9 | 144 | 1 | 48 | 540 | |
| 4 Families | 1 | | | | | 2 | | 1 | | | | 1 | | | | | | | | 12 | 5 | | | 4 | 1 | | 14 | 4 | |
| 5 Families | | | | | | 1 | | | | | 2 | | | | | | | | 1 | 2 | | | | | | 1 | 14 | | |
| 6 Families | 1 | 12 | | | | | | 2 | | | | | | | | 1 | | | 1 | 10 | 5 | 16 | 1 | 1 | 2 | 19 | 21 | 12 | |
| 7 Families | | 1 | | | | | | | | | 1 | | | | | | | | | | 1 | | | | 1 | 1 | | 5 | |
| 8 Families | | | | | | | | 1 | 1 | | 2 | 1 | | | | | | | | 6 | | | 4 | | | 7 | | 24 | |
| 9 Families | | | | | | 1 | | 5 | 1 | | 1 | | | | | | | | | | | | | 1 | | 11 | | 16 | |
| 10 One or more families | 1 | | | | | 11 | | 6 | 1 | 23 | 18 | 1 | | | | | | | 4 | 2 | 1 | 1 | 1 | | 11 | 31 | 84 | | |
| Totals | 6 | 92 | 26 | | 1 | 10 | 19 | 3 | | 24 | 96 | 3 | 3 | 15 | | 29 | 1 | 6 | 8 | 6 | 22 | 199 | 19 | 12 | 20 | 57 | 51 | 306 | 1,097 |

BUILDING DEPARTMENT.

15

Statement giving Number of Employees in Department, together with Salaries, February 1, 1912, and January 31, 1913.

| January 31, 1913. | | | February 1, 1912. | | |
|-----------------------------------|----------------------|--------------|----------------------------------|----------------------|--------------|
| TITLE. | Number of Employees. | Salaries. | TITLE. | Number of Employees. | Salaries. |
| Commissioner..... | 1 | \$5,000 00 | Commissioner..... | 1 | \$5,000 00 |
| Clerk of department..... | 1 | 2,500 00 | Clerk of department..... | 1 | 2,500 00 |
| Supervisors of construction | 2 | 4,500 00 | Supervisors of construction..... | 2 | 4,500 00 |
| Supervisor of plans..... | 1 | 2,800 00 | Supervisor of plans..... | 1 | 2,800 00 |
| Supervisor of plumbing..... | 1 | 2,000 00 | Supervisor of plumbing..... | 1 | 2,000 00 |
| Supervisor of gas fitting..... | 1 | 2,000 00 | Supervisor of gas fitting..... | 1 | 2,000 00 |
| Supervisor of elevators..... | 1 | 1,900 00 | Supervisor of elevators..... | 1 | 1,900 00 |
| Building inspectors..... | 26 | 41,600 00 | Building inspectors..... | 23 | 36,400 00 |
| Plumbing inspectors..... | 11 | 17,700 00 | Plumbing inspectors..... | 11 | 17,700 00 |
| Gas fitting inspectors..... | 9 | 13,500 00 | Gas fitting inspectors..... | 9 | 13,500 00 |
| Elevator inspectors..... | 2 | 2,700 00 | Elevator inspectors..... | 1 | 1,200 00 |
| Clerks <i>et al.</i> | 19 | 21,250 00 | Clerks <i>et al.</i> | 18 | 21,050 00 |
| Totals..... | 75 | \$117,450 00 | Totals..... | 70 | \$110,550 00 |

NOTE.— Building inspectors assigned to Egress Division, eight.
 Building inspectors assigned to Fence Viewing, two.
 Building inspectors assigned to Elevator Division, one; two elevator inspectors.
 Building inspectors assigned to Construction Division, eighteen.
 Plumbing inspectors assigned to Existing Tenement House Division, two.
 One clerkship now vacant.

Statement Giving Material, Number and Estimated Cost of Each Class of Buildings Erected and Altered and Upon Which Final Reports Have Been Rendered, February 1, 1912, to January 31, 1913.

| CLASSIFICATION. | BRICK. | | WOOD. | | ALTERED. | | TOTALS. | |
|--------------------------------|---------|-----------------|---------|-----------------|----------|-----------------|---------|-----------------|
| | Number. | Estimated Cost. | Number. | Estimated Cost. | Number. | Estimated Cost. | Number. | Estimated Cost. |
| Apartment houses..... | 14 | \$600,000 | ..... | ..... | 42 | \$126,130 | 56 | \$726,130 |
| Apartment houses and stores.. | 1 | 120,000 | ..... | ..... | 7 | 16,100 | 8 | 136,100 |
| Banks..... | 1 | 35,000 | ..... | ..... | 5 | 4,275 | 6 | 39,275 |
| Churches..... | 1 | 40,000 | 2 | \$70,000 | 17 | 94,045 | 20 | 204,045 |
| Colleges..... | ..... | ..... | ..... | ..... | 1 | 2,800 | 1 | 2,800 |
| Dwellings..... | 81 | 1,037,700 | 925 | 5,130,465 | 902 | 885,714 | 1,908 | 7,053,879 |
| Dwellings and stores..... | 6 | 61,300 | 6 | 43,500 | 143 | 117,925 | 155 | 222,725 |
| Foundries..... | ..... | ..... | 1 | 3,500 | 1 | 500 | 2 | 4,000 |
| Garages..... | 37 | 554,025 | 106 | 47,910 | 45 | 62,906 | 188 | 664,841 |
| Hotels..... | 6 | 2,658,000 | ..... | ..... | 61 | 441,450 | 67 | 3,099,450 |
| Hospitals..... | 1 | 17,000 | 2 | 32,500 | 13 | 49,185 | 16 | 98,685 |
| Lodging houses..... | 2 | 98,600 | ..... | ..... | 25 | 27,080 | 27 | 125,680 |
| Lodging houses and stores..... | ..... | ..... | ..... | ..... | 10 | 5,350 | 10 | 5,350 |
| Moving picture houses..... | 1 | 25,000 | ..... | ..... | 7 | 45,300 | 8 | 70,300 |
| Mercantile buildings..... | 13 | 423,200 | 11 | 76,500 | 307 | 735,681 | 331 | 1,235,381 |
| Manufacturing buildings..... | 11 | 313,000 | 3 | 11,200 | 128 | 303,625 | 142 | 627,825 |
| Office buildings..... | 7 | 608,000 | 1 | 1,350 | 101 | 228,250 | 109 | 837,600 |
| Public buildings..... | 2 | 6,300 | 2 | 15,666 | 10 | 44,894 | 14 | 66,860 |
| Public halls..... | 1 | 8,000 | 1 | 4,500 | 19 | 163,965 | 21 | 176,465 |
| Railway stations..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... |
| Schoolhouses..... | 7 | 358,500 | ..... | ..... | 25 | 155,100 | 32 | 513,600 |
| Stables..... | 2 | 19,500 | 4 | 17,000 | 106 | 101,902 | 112 | 138,402 |
| Tenement houses..... | 166 | 4,364,500 | 44 | 380,200 | 103 | 211,485 | 313 | 4,956,185 |
| Tenement houses and stores... | 35 | 549,050 | ..... | ..... | 104 | 129,288 | 139 | 678,338 |
| Theatres..... | 3 | 400,000 | ..... | ..... | 10 | 11,920 | 13 | 411,920 |
| Miscellaneous..... | 44 | \$65,450 | 133 | 216,440 | 289 | 768,923 | 466 | 1,850,813 |
| Totals..... | 442 | \$13,162,125 | 1,241 | \$6,050,731 | 2,481 | \$4,733,793 | 4,164 | \$23,946,649 |

Classification and Number of Communications Received, Examinations and Reports Made and Notices Issued, February 1, 1912, to January 31, 1913.

| WRITTEN COMMUNICATIONS RECEIVED, REFERRED AND ACTED UPON. | Number | Examinations Made | Number | Written Notices Served | Number | Reports Made. | Number. |
|--|--------|--------------------------|---------|---|--------|---|---------|
| Appeals | 100 | Alterations, etc | 16,702 | Dangerous chimneys | 66 | Finals | 2,761 |
| Board of Appeal, decisions | 100 | Boilers, etc | 1,909 | Egress . . . | 2,062 | Fires . . | 415 |
| Board of Appeal, letters | 59 | Egress | 4,697 | Miscellaneous | 1,987 | Unsafe buildings and dangerous chimneys | 454 |
| City Council orders | 4 | Elevators | 3,852 | Unsafe buildings, etc . | 357 | Violations | 1,069 |
| Civil Service Commission | 25 | Existing tenement houses | 4,178 | Violations | 2,177 | Total | 4,699 |
| Egress (relative to) | 273 | Fires | 415 | Total | 6,589 | | |
| Elevators (relative to) | 117 | Gas fitting | 17,271 | | | | |
| Examiners of Gas Fitters | 38 | Moving picture houses | 948 | | | | |
| Finance Commission | 15 | New buildings | 32,635 | Note — In addition to the above, 316 postals relative to egress; 95 postals relative to plans and 1,509 postals relative to fees have been sent out, making a total of 1,881 postals | | | |
| Fire Department | 231 | Plans and applications | 6,427 | | | | |
| Fire Underwriters | 3 | Plumbing | 23,020 | | | | |
| Gas examination applications | 287 | Public halls | 230 | | | | |
| Law Department | 32 | Specials | 270 | | | | |
| Licenses, bay windows, etc. | 30 | Theatres | 583 | | | | |
| Mayor | 84 | Total | 113,167 | | | | |
| Miscellaneous | 803 | | | | | | |
| Public Works Department (Grades) | 2 | | | | | | |
| Public Works Department (New streets) | 58 | | | | | | |
| Public Works Department (Street numbering) | 662 | | | | | | |
| Police Department | 107 | | | | | | |
| State Examiners of Plumbers | 19 | | | | | | |
| Schoolhouse Commission | 13 | | | | | | |
| Stable licenses | 22 | | | | | | |
| Subpoenas | 22 | | | | | | |
| Total | 3,105 | | | | | | |

Statement showing the material, number and estimated cost above the land of first and second class buildings completed during the year February 1, 1912, to January 31, 1913, and upon which final reports have been rendered.

| | Number. | Estimated Cost. |
|---|---------|-----------------|
| Brick buildings..... | 383 | \$8,608,850 |
| Stone buildings..... | 1 | 25,000 |
| Concrete and reinforced concrete buildings..... | 16 | 518,850 |
| Steel frame buildings..... | 25 | 3,925,525 |
| Terra cotta buildings..... | 17 | 83,900 |
| Totals..... | 442 | \$13,162,125 |

Statement showing the five leading purposes, number and estimated cost above the land of first and second class buildings completed during the year February 1, 1912, to January 31, 1913, and upon which final reports have been rendered.

| PURPOSES. | Number. | Estimated Cost. |
|---------------------------------|---------|-----------------|
| Tenement houses..... | 166 | \$4,364,500 |
| Tenement houses and stores..... | 35 | 549,050 |
| | 201 | \$4,913,550 |
| Hotels..... | 6 | \$2,658,000 |
| Dwellings..... | 81 | \$1,037,700 |
| Dwellings and stores..... | 6 | 61,300 |
| | 87 | \$1,099,000 |
| Office buildings..... | 7 | \$608,000 |
| Garages..... | 37 | 554,025 |

Statement showing the five leading wards, number and estimated cost of completed first and second class buildings during the year February 1, 1912, to January 31, 1913.

| WARDS. | Number. | Estimated Cost. |
|---------|---------|-----------------|
| 10..... | 61 | \$5,424,200 |
| 11..... | 55 | 2,190,700 |
| 25..... | 53 | 1,051,700 |
| 22..... | 46 | 672,500 |
| 6..... | 13 | 521,875 |

Statement showing material (A), purposes (B), number, estimated cost above land and five leading wards (C) of completed third-class buildings during the year February 1, 1912, to January 31, 1913.

A.

| MATERIAL. | Number. | Estimated Cost. |
|------------------------|---------|-----------------|
| Wooden buildings. | 1,241 | \$6,050,731 |

B.

| PURPOSES. | Number. | Estimated Cost. |
|----------------------------|---------|-----------------|
| Dwellings. | 925 | \$5,130,465 |
| Dwellings and stores. | 6 | 43,500 |
| | 931 | \$5,173,965 |
| Tenement houses. | 44 | \$380,200 |
| Mercantile buildings. | 11 | 76,500 |
| Churches. | 2 | 70,000 |
| Garages. | 106 | 47,910 |

C.

| WARDS. | Number. | Estimated Cost. |
|----------|---------|-----------------|
| 20. | 288 | \$1,651,040 |
| 23. | 310 | 1,400,530 |
| 24. | 242 | 1,226,391 |
| 25. | 119 | 503,585 |
| 1. | 87 | 446,400 |

Statement showing the material (A), purposes (B), number, estimated cost and five leading wards (C) of completed alterations during the year February 1, 1912, to January 31, 1913.

A.

| MATERIAL. | Number. | Estimated Cost. |
|--|---------|-----------------|
| Brick buildings. | 1,183 | \$3,247,835 |
| Stone buildings. | 20 | 36,325 |
| Concrete and reinforced concrete buildings. | 15 | 36,320 |
| Steel frame buildings. | 67 | 395,800 |
| Terra cotta buildings. | 3 | 1,140 |
| Wooden buildings. | 1,193 | 1,016,373 |
| Totals. | 2,481 | \$4,733,793 |

B.

| PURPOSES. | Number. | Estimated Cost. |
|------------------------------|---------|-----------------|
| Dwellings..... | 902 | \$885,714 |
| Dwellings and stores..... | 143 | 117,925 |
| | 1,045 | \$1,003,639 |
| Mercantile buildings..... | 307 | \$735,681 |
| Hotels..... | 61 | 441,450 |
| Manufacturing buildings..... | 128 | 303,625 |
| Office buildings..... | 101 | 228,250 |

C.

| WARDS. | Number. | Estimated Cost. |
|---------|---------|-----------------|
| 7..... | 201 | \$711,295 |
| 11..... | 230 | 673,325 |
| 6..... | 316 | 666,171 |
| 10..... | 162 | 659,048 |
| 22..... | 71 | 215,590 |

Egress.

Table Showing by Months Egress Provided, etc.

| 1912. | Examination. | Re-examination. | Requisition. | Letters. | Letters Received. | PROVIDED FOR | | | Cost. |
|----------------|--------------|-----------------|--------------|----------|-------------------|--------------|-----------|----------|----------|
| | | | | | | Buildings. | Families. | Persons. | |
| February..... | 266 | 139 | 125 | 69 | 20 | 63 | 171 | 587 | \$6,840 |
| March..... | 212 | 142 | 81 | 113 | 34 | 83 | 169 | 614 | 7,120 |
| April..... | 164 | 181 | 77 | 65 | 15 | 72 | 140 | 701 | 7,940 |
| May..... | 195 | 99 | 88 | 85 | 26 | 61 | 101 | 741 | 8,020 |
| June..... | 157 | 139 | 57 | 78 | 26 | 57 | 114 | 612 | 7,430 |
| July..... | 54 | 228 | 36 | 93 | 18 | 79 | 111 | 631 | 8,390 |
| August..... | 86 | 179 | 26 | 96 | 12 | 58 | 123 | 591 | 7,910 |
| September..... | 263 | 112 | 75 | 65 | 22 | 80 | 129 | 594 | 8,640 |
| October..... | 296 | 141 | 75 | 80 | 31 | 64 | 118 | 613 | 7,920 |
| November..... | 437 | 101 | 113 | 102 | 22 | 59 | 132 | 497 | 8,140 |
| December..... | 336 | 117 | 125 | 87 | 17 | 51 | 129 | 478 | 7,860 |
| 1913. | | | | | | | | | |
| January..... | 67 | 586 | 26 | 165 | 30 | 126 | 240 | 1,966 | 11,070 |
| Totals..... | 2,533 | 2,164 | 904 | 1,098 | 273 | 853 | 1,677 | 8,625 | \$97,280 |

NOTE.—Two inspectors detailed to Egress Division are also assigned by the Mayor, under authority of chapter 76 of the Acts of 1911, as fence viewers for the City of Boston, and the time given to these duties is so much loss to the Egress Division. (See Report of Fence Viewers herein given.)

THEATRES AND PUBLIC HALLS.

The inspection and supervision of conditions surrounding theatres and public halls imposed by chapter 450, Act of 1904, and amendments thereto, is assigned by the Mayor to this department.

**List of Theatres with Their Location and Seating Capacity,
Examined Monthly in Accordance with Chapter 450, Acts of
1904, and Amendments Thereto.**

| NAME. | Location. | Seating Capacity. |
|---------------------------------|---|-------------------|
| 1. Bijou..... | 545 Washington street..... | 838 |
| 2. Boston Opera House..... | Huntington avenue, corner Opera place.. | 2,718 |
| 3. Boston Theatre..... | 539 Washington street..... | 2,848 |
| 4. Bowdoin Square Theatre..... | 179-187 Court street..... | 1,365 |
| 5. Casino Theatre..... | 44 Hanover street..... | 1,958 |
| 6. Castle Square Theatre..... | Castle square..... | 1,813 |
| 7. Colonial Theatre..... | 100-106 Boylston street..... | 1,602 |
| 8. Dudley Street Opera House.. | 113 Dudley street..... | 692 |
| 9. Gaiety Theatre..... | 659-667 Washington street..... | 1,479 |
| 10. Globe Theatre..... | 692 Washington street..... | 1,531 |
| 11. Gordon's Olympia Theatre... | 656-658 Washington street..... | 1,892 |
| 12. Grand Opera House..... | 1172-1194 Washington street..... | 1,979 |
| 13. Hollis Street Theatre..... | 12 Hollis street..... | 1,640 |
| 14. Howard Athenæum..... | 34 Howard street..... | 1,489 |
| 15. Hub Theatre..... | 1134-1140 Washington street..... | 1,169 |
| 16. Huntington Avenue Theatre.. | 177 Huntington avenue..... | 1,017 |
| 17. Keith's Theatre..... | 547 Washington street..... | 2,020 |
| 18. Loew's South End Theatre.. | 978-998 Washington street..... | 1,799 |
| 19. Majestic Theatre..... | 219-223 Tremont street..... | 1,726 |
| 20. National Theatre..... | 535 Tremont street..... | 3,106 |
| 21. Orpheum Theatre..... | 415 Washington street..... | 1,792 |
| 22. Palace Theatre..... | 109-113 Court street..... | 1,000 |
| 23. Park Theatre..... | 617 Washington street..... | 1,275 |
| 24. Plymouth Theatre..... | 129 Eliot street..... | 1,390 |
| 25. Shawmut Theatre..... | 362A Blue Hill avenue..... | 1,573 |
| 26. St. James Theatre..... | 239 Huntington avenue..... | 1,711 |
| 27. Shubert Theatre..... | 263-265 Tremont street..... | 1,590 |
| 28. Tremont Theatre..... | 176 Tremont street..... | 1,735 |

WORK COMPLETED DURING THE PAST YEAR ON THE
FOLLOWING THEATRES:

CASTLE SQUARE THEATRE:

Fire curtain strengthened.

BOSTON OPERA HOUSE:

New building built for rehearsals.

BIJOU:

Fire curtain strengthened.

DUDLEY STREET OPERA HOUSE:

Fire curtain strengthened.

GLOBE THEATRE:

Fire escape painted.

GRAND OPERA HOUSE:

The curtain strengthened, and a new flight of stairs built from orchestra to first balcony.

HOWARD ATHENÆUM:

Installed new fire curtain.

KEITH'S THEATRE:

Fire curtain strengthened.

LOEW'S SOUTH END THEATRE:

Fire curtain strengthened, and new smoke ventilators built on roof.

PARK THEATRE:

Fire curtain strengthened.

PALACE THEATRE:

Fire curtain strengthened.

SHAWMUT THEATRE:

Installed new smoke ventilators.

TREMONT THEATRE:

Fire curtain strengthened.

NOTE.—Gordon's Olympia Theatre, Huntington Avenue Theatre and St. James Theatre have been erected and licensed since report of 1912. The Cort Theatre and Scollay Square Theatre are in the process of erection. Austin & Stone's Museum has been taken down.

List of Moving Picture Houses with Their Location and Seating Capacity — Examined Monthly.

| NAME. | Location. | Seating Capacity. |
|------------------------------|--|-------------------|
| Apollo Theatre Hall..... | 1048-1050 Washington street..... | 775 |
| Beacon Theatre Hall..... | 47-53 Tremont street..... | 775 |
| Boulevard Theatre Hall..... | 695 Saratoga street, East Boston..... | 450 |
| Columbus Theatre Hall..... | 102 Dartmouth street..... | 475 |
| Congress Hall..... | 220 Broadway, South Boston..... | 550 |
| Dream Theatre Hall..... | 25 Fairmount avenue, Hyde Park..... | 821 |
| Dreamland Theatre Hall..... | 1009 Washington street..... | 673 |
| Eagle Theatre Hall..... | 2225-2231 Washington street..... | 772 |
| Emmet Theatre Hall..... | 656-660 Centre street, Jamaica Plain.... | 500 |
| Empire Theatre Hall..... | 136-138 Court street..... | 276 |
| Gem Theatre Hall..... | 52 Meridian street, East Boston..... | 915 |
| Hamilton Theatre Hall..... | 256 Bowdoin street, Dorchester..... | 607 |
| Harvard Theatre Hall..... | 328 Washington street, Dorchester..... | 424 |
| Imperial Theatre Hall..... | 619 Broadway, South Boston..... | 683 |
| Magic Theatre Hall..... | 127 Havre street, East Boston..... | 447 |
| Niagara Temple Hall..... | 320 Blue Hill avenue..... | 760 |
| Old South Theatre Hall..... | 329 Washington street..... | 778 |
| Olympia Theatre Hall..... | 429 Broadway, South Boston..... | 660 |
| Olympic Theatre Hall..... | 6 Bowdoin square..... | 600 |
| Orienta Theatre Hall..... | 2152 Washington street..... | 270 |
| Paradise Theatre Hall..... | 1029 Washington street..... | 352 |
| Pastime Theatre Hall..... | 581 Washington street..... | 360 |
| Puritan Theatre Hall..... | 1741 Washington street..... | 703 |
| Rex Theatre Hall..... | 12 Poplar street, Roslindale..... | 250 |
| Roxbury Theatre Hall..... | 2170 Washington street..... | 760 |
| Roslindale Theatre Hall..... | 4255 Washington street, Ward 23..... | 662 |

NOTE.— The following moving picture halls have been licensed under a new name: Back Bay Theatre Hall, changed to Columbus Theatre Hall; Norfolk Hall, changed to Harvard Theatre Hall; Zenicon Temple, changed to Niagara Theatre Hall; Theatre Joliette Hall, changed to Empire Theatre Hall; Gem Theatre Hall, changed to Rex Theatre Hall.

The following *public* halls have been reconstructed and licensed as moving picture halls: Commonwealth Hall, 52 Meridian street, changed to Gem Theatre Hall; Knights of Honor Hall, 4255 Washington street, Roslindale, changed to Roslindale Theatre Hall; Navillus Hall, 256 Bowdoin street, Dorchester, changed to Hamilton Theatre Hall; church at Hyde Park, changed to Dream Theatre Hall, 25 Fairmount avenue, Hyde Park; the Scenic Temple at 512 River street, Mattapan, has been reconstructed and enlarged.

List of Moving Picture Houses with Their Location and Seating Capacity — Examined Monthly. — *Concluded.*

| NAME. | Location. | Seating Capacity. |
|----------------------------------|---------------------------------------|-------------------|
| Scenic Temple Hall..... | 4 Berkeley street..... | 1,444 |
| Scenic Temple Hall..... | 344 Meridian street, East Boston..... | 575 |
| Scenic Temple Hall..... | 512 River street, Mattapan..... | 322 |
| Scenic Temple Hall..... | Union square, Allston..... | 400 |
| Star Theatre Hall..... | 5 Tremont row..... | 365 |
| Sullivan Square Theatre Hall.... | 544-588 Main street, Charlestown..... | 301 |
| Superb Theatre Hall..... | 1122-1124 Columbus avenue..... | 782 |
| Supreme Theatre Hall..... | 292 Centre street, Jamaica Plain..... | 495 |
| The Egleston Hall..... | 3093 Washington street..... | 519 |
| The Nickelodeon..... | 51 Hanover street..... | 135 |
| Theatre Comique Hall..... | 14-16 Tremont row..... | 454 |
| Theatre Premier Hall..... | 680 Washington street..... | 318 |
| Union Hall..... | 120 Main street, Charlestown..... | 351 |
| Unique Theatre Hall..... | 700 Washington street..... | 499 |
| Washington Theatre Hall..... | 722 Washington street..... | 529 |
| Williams Ideal Theatre Hall.... | 530 Dudley street..... | 581 |
| Winthrop Hall..... | 570 Columbia road..... | 400 |

List of Licensed Public Halls of a Capacity of 400 and Over.

| NAME. | Location. |
|---------------------------|----------------------------------|
| Armory Hall..... | 16 Maverick square, East Boston. |
| Boston College Hall..... | James street. |
| Brunswick Hall..... | 395 Blue Hill avenue. |
| Bloomfield Hall..... | 1 Tonawanda street, Dorchester. |
| Bethesda Hall..... | 409 Broadway, South Boston. |
| Berkeley Hall..... | 4 Berkeley street. |
| Boston Schwaben Hall..... | 194 Heath street. |
| Boston Arena Hall..... | 238 St. Botolph street. |
| Congress Hall..... | 358 Main street, Charlestown. |
| Casino Hall..... | 133 Shawmut avenue. |
| Corinthian Hall..... | 1651 Washington street. |
| Chipman Hall..... | 76-88 Tremont street. |
| Catholic Union Hall..... | 1682 Washington street. |
| Converse Hall..... | 82 Tremont street. |

List of Licensed Public Halls of a Capacity of 400 and Over.—
Continued.

| NAME. | Location. |
|--------------------------------------|-----------------------------------|
| Copley Hall..... | 192 Clarendon street. |
| Dahlgren (upper and lower) Hall..... | 307 E street, South Boston. |
| Eliot Hall..... | Eliot street, Jamaica Plain. |
| French's Hall..... | 45 Fairmount avenue, Hyde Park. |
| Fauntleroy Hall..... | 42 Wenona street, Dorchester. |
| Ford Hall..... | 15 Ashburton place. |
| Franklin Union..... | Berkeley and Appleton streets. |
| Faneuil Hall..... | Faneuil Hall square. |
| Federhen Hall..... | 2 North Russell street. |
| Fitton Hall..... | 71 London street, East Boston. |
| German Workingmen's Hall..... | 22-26 Amory avenue, Roxbury. |
| Historic Hall..... | 1651 Washington street. |
| Henry B. Blackwell Hall..... | 200 Huntington avenue. |
| Hibernian Hall..... | 28 Union street, Charlestown. |
| Highland Hall..... | 1866 Centre street, West Roxbury. |
| Huntington Chambers Hall..... | 30 Huntington avenue. |
| Howe Hall..... | 177 Huntington avenue. |
| Horticultural Hall..... | 300 Massachusetts avenue. |
| Intercolonial Hall..... | 214-216 Dudley street. |
| International Hall..... | 67 Warren street. |
| Investigator Hall..... | 9 Appleton street. |
| Jacob Sleeper Hall..... | 688 Boylston street. |
| Jubilee Hall..... | 646 Warren street. |
| Jordan Hall..... | 294 Huntington avenue. |
| Kossuth Hall..... | 1095 Tremont street. |
| Kingsley Hall..... | 15 Ashburton place. |
| Lorimer Hall..... | 82 Tremont street. |
| Magnolia Hall..... | 5 East River street, Hyde Park. |
| Minton Hall..... | 4 Hyde Park avenue. |
| Mt. Bowdoin Hall..... | Washington street, Dorchester. |
| Minot Hall..... | 68½ West Springfield street. |
| Maynard Hall..... | 243 D street, South Boston. |
| Mechanics Hall..... | 111 Huntington avenue. |
| Nazareth Hall..... | 737 West Third street. |
| Odd Fellows Hall..... | 515 Tremont street. |
| Otisfield Grand Hall..... | 17-19 Otisfield street. |
| Parish Hall..... | 29 Arlington street. |

List of Licensed Public Halls of a Capacity of 400 and Over.—
Concluded.

| NAME. | Location. |
|----------------------------|--|
| Parochial School Hall..... | 328-354 Bunker Hill street. |
| Paul Revere Hall..... | 111 Huntington avenue. |
| Parker Memorial Hall..... | 53 Berkeley street. |
| Paine Memorial Hall..... | 9 Appleton street. |
| Roughan Hall..... | 16 City square, Charlestown. |
| Roddy Hall..... | 56 Market street, Ward 25. |
| St. Augustine's Hall..... | 203-205 E street, South Boston. |
| St. James Hall..... | 23 Huntington avenue. |
| Symphony Hall..... | Massachusetts and Huntington avenues. |
| St. John's Hall..... | 9 Moon street. |
| St. Alphonsus Hall..... | 80 Smith street. |
| St. Mary's Hall..... | 34 Cooper street. |
| St. Michael's Hall..... | 609 East Fourth street. |
| Steinert Hall..... | 162 Boylston street. |
| St. Mary's Hall..... | Saratoga and Moore streets, East Boston. |
| Sumner Hall..... | 196-198 Sumner street, East Boston. |
| Tremont Auditorium..... | 5 Northfield street. |
| Tomfohrde Hall..... | 91 Boylston street, Jamaica Plain. |
| The Union Hall..... | 48 Boylston street. |
| Turn Hall..... | 29 Middlesex street. |
| Wheelock Hall..... | 558-560 Columbia road. |
| Waverley Hall..... | 61 River street, Hyde Park. |
| Warren Hall..... | 337 Washington street, Ward 25. |
| Whiton Hall..... | 38 Centre street, Dorchester. |
| Wardroom, Ward 17..... | 341 Dudley street. |
| Wardroom, Ward 9..... | 1151 Washington street. |

**List of Licensed Halls Where the Seating Capacity is Less Than
400 and Their Locations.**

| NAME. | Location. |
|------------------------------|---------------------------------|
| 1. Anawan Hall..... | 13 Anawan avenue, West Roxbury. |
| 2. America Hall..... | 724 Washington street. |
| 3. Andrew Square Hall *..... | 504 Southampton street. |
| 4. Appleton Hall..... | 9 Appleton street. |

* Indicate halls examined by this department but not licensed.

List of Licensed Halls Where the Seating Capacity is Less Than 400 and Their Locations.—Continued.

| NAME. | Location. |
|-----------------------------------|---|
| 5. Academy Hall..... | 15 Leverett street. |
| 6. Abbotsford Hall..... | City square, Charlestown. |
| 7. Braintree Hall..... | 8 Braintree street, Brighton. |
| 8. Brighthelmstone Hall..... | 521 Cambridge street, Allston. |
| 9. Bernice Hall..... | 409 Broadway, South Boston. |
| 10. Bukton Hall *..... | 200 Huntington avenue. |
| 11. Boylston Hall..... | 276 Amory street, Jamaica Plain. |
| 12. Booth's Hall..... | 1036 Bennington street, East Boston. |
| 14. Central Hall..... | 16 Central square, East Boston. |
| 15. Commercial Hall..... | 624 Washington street. |
| 16. Court Hall *..... | 200 Huntington avenue. |
| 16½. Colonial Club Hall..... | 446 Washington street, Dorchester. |
| 17. Conant Hall..... | 20 Conant street, Roxbury. |
| 18. Columbus Club Hall..... | Pearl and Pleasant streets, Dorchester. |
| 19. Chinese Hall..... | 36½ Harrison avenue. |
| 20. Dexter Hall..... | 987 Washington street. |
| 21. Dudley Hall..... | 2389 Washington street, Roxbury. |
| 22. De Lue's Bungalow..... | 31 Holmfield avenue, Hyde Park. |
| 23. Faelten Hall..... | 30 Huntington avenue. |
| 24. Fitzedrick Hall..... | 155 Capen street, Dorchester. |
| 25. Fraternity Hall..... | 27 Poplar street, Roslindale. |
| 26. Franklin Hall..... | 10 Franklin street, Allston. |
| 27. Germania Hall..... | 11 Granville street, West Roxbury. |
| 28. Hotel Tuileries Hall..... | 270 Commonwealth avenue. |
| 29. Harvey's Hall..... | Woodrow avenue. |
| 30. Jamaica Hall..... | 705 Centre street, Jamaica Plain. |
| 31. John A. Hawes Hall..... | 150 Maverick street, East Boston. |
| 32. Knights of St. Rose Hall..... | 17 Worcester street. |
| 34. Longfellow Hall..... | 214 Dudley street, Roxbury. |
| 35. Love and Charity Hall..... | 1043 Tremont street. |
| 36. Lithgow Hall..... | 618 Washington street, Dorchester. |
| 37. Lawrence Encampment Hall..... | 724 Washington street. |
| 38. Lincoln House Hall..... | 70 Emerald street. |
| 39. Mishawum Hall..... | 11-13 City square, Charlestown. |
| 40. Meridian Hall..... | 163 Meridian street, East Boston. |
| 40½. Mt. Bowdoin Hall..... | 215 Washington street, Dorchester. |
| 41. News Building Hall..... | 68 Seaverns avenue, Jamaica Plain. |

* Indicate halls examined by this department but not licensed.

**List of Licensed Halls Where the Seating Capacity is Less Than
400 and their Locations.—*Concluded.***

| NAME. | Location. |
|------------------------------------|--|
| 42. Odd Fellows Hall..... | Depot square, Jamaica Plain. |
| 43. Odd Fellows Hall..... | 41 River street, Dorchester. |
| 44. Odd Fellows Hall..... | 10 Franklin street, Brighton. |
| 45. Odd Fellows Hall..... | 8 Warren street, Roxbury. |
| 46. Odd Fellows Hall..... | 203 Warren street, Roxbury. |
| 47. Oakland Hall..... | 521 River street, Mattapan. |
| 48. Obert Bungalow..... | 603 River street, Mattapan. |
| 48½. Owl's Hall..... | 69 Main street, Charlestown. |
| 49. Putnam Hall..... | 1165 Tremont street, Roxbury. |
| 50. Pilgrim Hall..... | 694 Washington street. |
| 50½. Pilgrim Hall..... | 732 Broadway, South Boston. |
| 51. Phoenix Hall..... | 724 Washington street. |
| 52. Roxbury Neighborhood Hall..... | 858 Albany street, Roxbury. |
| 53. Red Men's Hall..... | 514 Tremont street. |
| 54. Strickland's Hall..... | 1031 Washington street. |
| 55. St. Omer Hall..... | 376 West Broadway, South Boston. |
| St. Botolph Hall..... | 42-44 St. Botolph street. |
| 56. Tonti Hall..... | E st., cor. 327 W. Broadway, South Boston. |
| 57. Temple Hall..... | 521 Cambridge street, Allston. |
| 58. Tremont Hall..... | 1435 Tremont street. |
| 59. Templar Hall..... | 724 Washington street. |
| 60. Vernon Hall..... | 1208 Tremont street. |
| 61. Vine Rock Hall..... | Spring and Baker streets, West Roxbury. |
| 62. Wheelock Banquet Hall..... | 558 Columbia road, Dorchester. |
| 63. Washington Hall..... | 627 Washington street, Dorchester. |
| 64. Wells Memorial Hall..... | 987 Washington street. |
| 65. Wardroom, Ward 24, Hall..... | 615 Washington street, Dorchester. |
| 67. White Bear Hall..... | 665 Washington street. |

**Personal Inspections of the Theatres, Moving Pictures, Halls and
Public Halls Holding Over and Under 400 People.**

| | |
|--|-------|
| Theatres | * 583 |
| Moving pictures | 948 |
| Halls holding under 400 | 68 |
| Halls holding over 400 | 162 |
| Special moving picture entertainments for one performance only, number not recorded. | |

* It is the custom in most instances to inspect theatres with two inspectors working jointly and reported as one inspection.

ELEVATOR DIVISION.

During the year there have been installed 19 steam freight, 5 hydraulic passenger, 15 hydraulic freight, 127 electric passenger, 93 electric freight, 18 hand elevators. Total, 277. Estimated cost of same, \$702,978.

The number of accidents during the year on passenger elevators has been 18; fatal, 5. On freight elevators, 35; fatal, 8. Total, 53; fatal, 13.

There have been installed in this city 5,650 elevators and hoists and a detailed record of each is on file in this office. Of that number there are 1,804 passenger and 2,818 freight power elevators, 499 hand elevators and 529 hand hoists.

ELEVATOR AND HOISTWAY EXAMINATIONS.

| | |
|---|-----------|
| Escalator | 31 |
| Gas | 22 |
| Steam passenger | 22 |
| Steam freight | 416 |
| Hydraulic passenger | 315 |
| Hydraulic freight | 314 |
| Electric passenger | 796 |
| Electric freight | 1,454 |
| Hand hoist | 374 |
| Hand elevator | 138 |
| Total examinations | 3,882 |
| Written reports | 251 |
| Letters received and acted upon | 117 |
| Complaints made | 148 |
| Complaints closed | 117 |
| Cost of removing complaints | \$259,100 |

GAS CASH ACCOUNT.

Dr.

Received for licenses of gas fitters from February 1, 1912, to February 1, 1913:

- 1912.

| | |
|----------------------------------|----------------|
| February | \$ 0 50 |
| March | 8 50 |
| April | 1 00 |
| May | 1 50 |
| June | 3 00 |
| July | 5 00 |
| August | 3 50 |
| <i>Carried forward</i> | <u>\$23 00</u> |

BUILDING DEPARTMENT.

29

| | |
|----------------------------------|---------|
| <i>Brought forward</i> | \$23 00 |
| September | 3 50 |
| October | 5 00 |
| November | 3 00 |
| December | 2 00 |

1913.

| | |
|-------------------|----------------|
| January | 3 00 |
| Total | <u>\$39 50</u> |

The amount of \$39.50 has been turned over to the City Collector, and his receipt therefor has been received.

| | |
|--|-----------|
| Number of master gas fitters licensed from February 1, 1912, to February 1, 1913 | 14 |
| Number of journeymen gas fitters licensed from February 1, 1912, to February 1, 1913 | 23 |
| Total | <u>37</u> |

| | Masters. | Journeymen. |
|---------------------|-----------|-------------|
| February | — | 1 |
| March | 4 | 1 |
| April | — | 2 |
| May | — | 3 |
| June | 1 | 2 |
| July | 2 | 2 |
| August | 1 | 3 |
| September | 1 | 3 |
| October | 2 | 2 |
| November | 1 | 2 |
| December | 1 | — |
| January | 1 | 2 |
| Totals | <u>14</u> | <u>23</u> |

REPORT OF BOARD OF EXAMINERS OF GAS FITTERS.

BOSTON, MASS., February 1, 1913.

ARTHUR G. EVERETT, ESQ.,
Building Commissioner:

DEAR SIR,—In compliance with chapter 265, Acts of 1897, the Board of Examiners of Gas Fitters herewith submit a report of proceedings of said Board from February 1, 1912, to February 1, 1913:

| | |
|--|-----|
| Number of applications for licenses referred by Building Commissioners to Board of Examiners | 287 |
| Number of examinations held | 12 |
| Number of applicants examined by Board | 204 |
| Masters | 32 |
| Journeymen | 172 |
| Number of applicants examined, certified by Board to Building Commissioner for license | 38 |
| Masters | 15 |
| Journeymen | 23 |
| Number of examination papers rejected, applicants not receiving requisite percentage | 166 |
| Masters | 17 |
| Journeymen | 149 |

Respectfully submitted,

FRANCIS X. MAHONEY,
ARTHUR G. EVERETT,
GEORGE W. COMERFORD,
Board of Examiners.

PROSECUTIONS.

Samuel Gilman was found at work at 14 Fay street, on May 1, doing gas fitting. As he had no license to do such work, he was summoned into court and was fined \$10, which he paid.

Inspector Hofnauer found Paul Gerard doing gas fitting on the premises, 594 Columbia road, on April 23, without being registered. He was brought into court and fined \$10.

The Roxbury Gas Company reported that a gas water heater had been connected to the lighting meter, thus causing a flickering of the gas lights. An investigation by this department showed that the connection had been done without a permit, and the Concord Plumbing Company was summoned into court and was discharged as the Court maintained that no evidence had been presented showing that the defendant had actually performed the work. The work was done on August 8 on the premises, 20 Nazing street.

Inspector O'Neill reported that he found Nathan Barkan engaged in gas fitting (without being licensed) on the premises, 1560 Dorchester avenue, on October 31. Barkan was summoned into court and fined \$10, which he paid.

EXISTING TENEMENT HOUSES.

Under the provisions of chapter 550 of the Acts of 1907 the inspection of existing tenement houses, with reference to light and air for apartments, etc., is placed in this department.

During the year 1912-1913 this division has followed the practice of former years and engaged in a house-to-house inspection and has endeavored to obtain action in cases that are of some moment. Owing to the limited force detailed on this work the minor violations have been almost entirely disregarded.

The division is indebted to the Board of Health for considerable assistance rendered in the attempt to secure the enforcement of the "tenement house" provisions of the building law.

It is gratifying to find a ready response on the part of many of the owners of property affected when attention is called to wrong conditions, and with very little difficulty a practical compliance with the law is had. To secure compliance with the exact letter of the law is a practical impossibility for several reasons, one of which is that the law contains serious defects in compilation, and also that public sympathy cannot be enlisted in support of any explicit provision of law in maintaining which no logical argument or reason can be advanced. It is regrettable that a considerable number of the "tenement house" provisions come under this head and it is very desirable to secure legislative action to frame substitute provisions that will permit the successful operation of this system of inspection which contains so much of inherent benefit to all.

Under instructions from his Honor the Mayor and by courtesy of the Building Commissioner, the chief inspector of this division was detailed as one of the representatives of the city to be present at the conference of the National Housing Association, held in Philadelphia, December 3 to 6, inclusive, 1912, and his report was filed with the commissioner.

There are approximately 4,000 tenement houses in Wards 1 to 15, inclusive, that have been definitely located and in many of which changes have been made in compliance with the law.

Inspection in detail is now going on in Ward 18, which will be followed by similar inspection in Wards 16, 17 and 19, as well as keeping up the re-examination of premises in regard to which notices have already been issued.

The method pursued in this inspection service of educating the public to an appreciation of the benefits to be derived results in an excessive number of re-examinations, but there seems at present to be no effective remedy for this condition and it still seems to be the best way to proceed. There has been no increase during the past year in the force of inspectors detailed in this work, so that the amount of work performed is practically similar in amount to that of the preceding year.

tion, rigid in character, was requested of the Finance Commission by the Mayor in October, 1911. This has been accomplished and their report submitted to the Mayor and City Council under date of November 22, 1912.

As will be seen by this annual report, the building operations during the past year have been the most extensive in the history of the department and the indications are for a continuance of activities during the coming year with a possibility of an increase in volume.

Commencing with July 1, 1912, a system of "fees" for permits granted went into operation. This entailed much additional work and responsibility on the department and has been met and performed by the existing force in a most satisfactory and efficient manner. The accounts have been examined by an expert accountant under the direction of the City Auditor. (See report attached.) In this connection the clerk receiving and distributing the fees is to be placed under bonds for the sum of \$3,000, and an examination of the accounts of the department should be made quarterly by an expert accountant, commencing May 1 of the current year, under the direction of the City Auditor.

To assist in obtaining data and facts in connection with building accidents of all kinds and fires occurring within the city limits, the department is receiving reports relating to fires from the Fire Department and the Boston Board of Fire Underwriters; and those relating to gas asphyxiations from the Medical Examiners, State Gas and Electric Light Commissioners and the Boston Police Department; and those relating to accidents to persons on buildings, in the course of their employment, from the State Industrial Accident Board. Elevator accidents are required to be reported by law. A monthly copy is made of all inquests held on accidents of above nature. In addition to the above sources of information this department subscribes to a press clipping bureau.

During the year the efficiency of the department has been improved in many minor ways, limited in scope by our appropriation. The department has under consideration further changes which will add to the effective work of the department and which will be put into operation in the near future.

Legislation affecting the department has already been considered and active steps taken toward its enactment. It is expected that the proposed measures will materially assist in remedying the present difficulties found in the execution and enforcement of the building law.

COMMUNICATION FROM THE FINANCE COMMISSION.

BOSTON, April 11, 1912.

HON. JOHN F. FITZGERALD, *Mayor*:

SIR,—The Finance Commission has received your Honor's communication of April 5, 1912, in which it is pointed out that you have referred to the commission several questions relating to the Building Department in communications dated October 4, 1911, October 14, 1911, and December 21, 1911.

The first communication related to charges made by Local Union 175 of the Plumbers and Gasfitters' Union, respecting the employment of assistants who had not received licenses as plumbers or gas fitters.

One of the persons complained of has since been arrested on a warrant, tried, and fined \$35. Three plumbers were found by the department working without a license and were stopped. Later the same plumbers continued to work without a license and were summoned into court by the Journeymen Plumbers' Association. Employees of the Building Department appeared against them as witnesses and they were fined. The Building Commissioner has assured the Finance Commission of his desire to prosecute all persons who are engaged in these occupations without a license. The commission believes that no further report upon this administrative detail is necessary.

Your Honor's second letter related to the collapse of a building at the corner of Hanover and Battery streets, and upon this subject both the commission and its engineer, Mr. Guy C. Emerson, made full reports, which were submitted to your Honor on November 1, 1911. (See Finance Commission Reports, Vol. VII., pp. 242–258, inclusive.) Your Honor, in your letter of April 5, 1912, does not mention the fact that this report was submitted.

The third communication of your Honor related to the question of charging fees for building permits, and submitted a proposed schedule of fees. The commission has examined this schedule and believes the fees

are reasonable. A copy of the schedule is hereto annexed and marked "Appendix A." Although the commission in its report of November 1, 1911, suggested that additional inspectors should be employed and paid out of the receipts from fees the commission agrees with your Honor's suggestion,—that it would be better practice to have the fees collected by the Building Department and turned over to the City Collector; and to have the additional inspectors of the Building Department paid out of the regular appropriation for that department. The net result will be a substantial saving to the city notwithstanding the increase in the appropriation for the Building Department. The commission believes that the amount recommended by your Honor for the Building Department for the year 1912–13, namely, \$126,200, will be sufficient to meet the ordinary needs of the department and to pay the salaries of the additional inspectors required; and therefore recommends the appropriation of the amount allowed by your Honor in the budget submitted to the City Council.

Your Honor referred also to the accident which occurred on April 5, 1912, at the Filene Building on Washington street. The commission's engineer examined the premises and he has reported to the commission that no blame should attach to the Building Department on account of the accident as the department was in no way responsible for it.

Respectfully submitted,

THE FINANCE COMMISSION,

by JOHN A. SULLIVAN,

Chairman.

APPENDIX A.

Schedule of Fees.

For first, second and third class buildings, an initial charge of \$5 and an additional charge of 5 cents for each 100 cubic feet contained in the buildings.

For alterations, an initial charge of \$5 with an additional charge of 5 cents for each \$50 of cost of the work.

For permits for plumbing, boilers, engines, etc., \$1 for each permit.

For permits for gas fitting, 25 cents for each permit.

Upon this basis the fee for a building costing about

\$10,000 would be \$15; for a building costing about \$100,000, \$105, and so on. The cubical contents of a building gives an exact basis for calculating the amount of fee and approximates a ratio equivalent to the cost.

Flat rates should be charged for permits for plumbing, boilers and gas fitting, as work of any magnitude under these permits is usually installed in new buildings and the fee for the building permit should carry such accessories.

The above fees having been approved by the Mayor and the Finance Commission were put into effect July 1, 1912, and continued in operation until November 4, 1912, when they were superseded by the following schedule of fees which are still in force. This schedule had the approval of the Mayor and Finance Commission.

FEES.

On and after November 4, 1912, fees for new buildings, alterations and taking down buildings will be payable on delivery of permits at the office of the Building Department, 100 Summer street. For permits for boilers, engines, furnaces, plumbing and gas fitting, fees must accompany the application as follows:

| | | |
|-----|---|---------|
| 1. | For first-class buildings | \$25 00 |
| 2. | For second-class buildings | 20 00 |
| 3. | For third-class buildings | 15 00 |
| 4. | For alterations | 5 00 |
| 5. | For taking down buildings | 5 00 |
| 6. | For boilers, engines, etc. | 1 00 |
| 7. | For new plumbing | 5 00 |
| 8. | For alterations in plumbing | 1 00 |
| 9. | For new gas-fitting | 1 00 |
| 10. | For alterations in gasfitting | 25 |
| 11. | For installation of elevators | 5 00 |

12. Fees for permits granted for sheds, automobile houses and like small buildings and for preliminary permits for driving piles and for concrete foundations will be determined in the discretion of the commissioner. Applications for plumbing and gas fitting of buildings in process of erection must be filed in person and accompanied by the fee. Applications for alteration work in plumbing and gas fitting, accompanied by fee of \$1 for each plumbing application and 25 cents for each gas fitting application, may be mailed.

All applications must be on latest forms provided by the department. Obsolete forms will not be received.

REPORT OF FENCE VIEWERS.

February 1, 1913.

MR. ARTHUR G. EVERETT,

Building Commissioner, 100 Summer Street:

DEAR SIR,—In compliance with your request we hereby submit our second annual report as fence viewers of the City of Boston.

From February 1, 1912, the date of our first report, to January 31, 1913, we have had thirty-three cases to consider, distributed throughout the city as follows: Fourteen in Dorchester, six in Roxbury, five in East Boston, four in West Roxbury, three in South Boston and one in Hyde Park.

Two cases, one in West Roxbury and one in East Boston, necessitated two visits each, and three cases in West Roxbury and one in Dorchester necessitated the assistance of engineers from the Street Laying-Out Department.

In one instance where we were asked to intervene we found we had no jurisdiction.

The procedure with respect to any case is as follows: On receipt of a complaint concerning a fence or division boundary the fence viewers send notices to all interested parties of a hearing to be held at the premises in question. At this hearing all parties have an opportunity to state their views on the case, after hearing which and taking the conditions into account the fence viewers make their decision.

All decisions are sent in writing to those concerned and a copy is filed with the City Clerk in accordance with chapter 33, Revised Laws of 1902.

Fees for the services of the fence viewers are assigned to those parties in error and are delivered, when we succeed in collecting them, to the City Collector, as provided by chapter 76, Acts of 1911.

On February 1, 1912, there was owing to us and in the City Law Department for collection the sum of \$29, and \$5 was not then due.

Since February 1, 1912, we have collected either directly or through the City Law Department the sum of

\$80.25 and \$10 from last year's account, making a total of \$90.25, which has been paid to City Collector B. S. Parker and for which we hold his receipts.

There is now in the City Law Department for collection the sum of \$46.50; \$6 is not yet due, and one case is still unsettled.

The Law Department does not make any serious effort to collect these fees as they state that it costs several dollars to collect one.

As we stated in last year's report the disputes over the fences in question are in most cases very petty and trifling, and though we have endeavored to render our decisions in accordance with the merits of the cases, many of the disputants have not taken the action that we ordered.

The existing law relative to fences is not adequate to cope with the needs of a city the size of Boston, where the conditions with regard to grades, lawns, etc., are so varied, and where embankment walls enter to so great an extent in disputes over boundary lines.

We would respectfully recommend that the existing law be amended to fit the needs of the City of Boston, or some legislation enacted to compel property owners to properly fence all improved property where a fence is required, after a complaint by an abutter and in accordance with an order from the fence viewers.

Unless some such legislation is adopted the office of fence viewers will continue to be a joke and the time spent by them in investigations and in arriving at their decisions be wasted.

Respectfully submitted,

JOHN J. DUNIGAN,
WALTER L. CRONIN,
Fence Viewers.

SUMMARY OF ALL THE DECISIONS OF THE
BOARD OF APPEAL FOR THE YEAR END-
ING JANUARY 31, 1913.

CASE No. 335.

February 3, 1912.

The appellant asked to be relieved from the order of the Building Commissioner to extend the fire wall of his house 12 inches above the roof as required by law. Board sustained the appeal because of peculiar circumstances in this specific case and because of some doubt as to the interpretation of the law in question.

CASE No. 336.

February 7, 1912.

Board concurred with the Building Commissioner in finding the proposed arrangement of construction and maintenance in a building equivalent to that specifically required by law. This equivalent arrangement had to do with yard and court exposure in connection with two tenement houses.

CASE No. 337.

March 23, 1912.

Appellant asked to be relieved from the order of the Building Commissioner to provide additional means of egress. Appeal dismissed.

CASE No. 338.

February 24, 1912.

The appellant asked to be allowed to retain the wooden ell to a wooden building in which certain alterations were to be made, the total area of the building and ell exceeding the maximum permitted by law by 240 square feet. In view of the isolated location and other conditions the Board sustained the appeal.

CASE No. 339.

February 24, 1912.

The appellant asked permission to build an addition one story in height above the basement and covering about 500 square feet, which would make the total

area of the building slightly in excess of the 5,000 square feet allowed for second-class construction. He also asked permission to ventilate and light proposed water-closet inclosures somewhat differently from that required strictly by law. With certain provisos regarding concrete floors in this addition, the appeal was sustained.

CASE No. 340.

March 2, 1912.

The appellant asked to be relieved from the order of the Building Commissioner to remove a violation of law at certain premises, namely, floors in stair halls did not have 5 inches of cement deafening. The appellant proposed to use 2 inches of terrazzo on top of wooden underflooring in place thereof and the Board, agreeing with his contention that such a substitute was the equivalent of that required by law, sustained the appeal.

CASE No. 341.

March 14, 1912.

This is a case of a tenement house where the inner court provided is not of legal dimensions. The appellant appealed from the refusal of the Building Commissioner to grant a permit and the Board found, because of physical surroundings of the property in question, what the appellant proposed to do was within the spirit if not technically in accordance with the law, and sustained the appeal.

CASE No. 342.

March 14, 1912.

The appellant asked to be allowed to alter an existing tenement house by adding another story, the exposure to the existing tenement house being less than the law requires for new tenement houses. The Board dismissed the appeal.

CASE No. 343.

March 14, 1912.

The appellant asked to be allowed to construct a tenement house upon a lot 150 feet in depth without dividing said tenement into two buildings, as required by section 55, chapter 550, Acts of 1907, and also to exceed the maximum area of ground covered by 256 square feet. Board sustained the appeal on the ground

that the legal setback on the lot in question practically rendered the lot for building purposes less than 150 feet in depth, and that, owing to the location and general plan of the building, it would be a manifest injustice to require him to sacrifice said 256 square feet extra area.

CASE No. 344.

March 20, 1912.

An appellant building a theater asked to be relieved from certain technical provisions regarding open courts provided by law. In lieu of said court the appellant proposes to provide an 8-foot fireproof passage in the basement to the sidewalk on the street. The Board found that what the appellant proposed to do was a sufficient alternative and equivalent to the technical requirements of the law, and sustained the appeal.

CASE No. 345.

March 16, 1912.

This was a question of the height of a tenement house on a lot of varying grades. The Building Commissioner contended that the building in question was six stories, while the appellant contended that it was five above the basement at the higher grade of the lot at the rear of the building. The majority of the Board sustained the appeal on the ground that the lower story, although mostly above the ground on one side, constituted a basement, and the owner was entitled to build five stories above the same.

CASE No. 346.

April 27, 1912.

The Building Commissioner asked the Board to concur with him in granting an equivalent method of construction in regard to exposure in certain rooms in a new tenement house. With certain provisos the Board concurred with the Building Commissioner.

CASE No. 347.

April 6, 1912.

The appellant appealed from the refusal of the Building Commissioner to grant a permit because the yard back of a tenement house was not 12 feet in depth. Because the said tenement house backed upon a school-yard of ample size the appeal was sustained.

CASE No. 348.

April 13, 1912.

The appellant asked to be permitted to install a bakehouse in the rear yard of a tenement house. In view of the physical conditions surrounding the property the appeal was sustained.

CASE No. 349.

April 13, 1912.

The appellant asked permission to erect a tenement house, utilizing a 10-foot restricted passageway on one side in place of an outer court technically required by law. The Board sustained the appeal.

CASE No. 350.

April 13, 1912.

The appellant asked permission to add an additional story to a three-story tenement house, although the existing yard was not of the required dimensions for new tenement houses. As the Board found that the proposed increase in height would not diminish the light and air in the premises in question, or adjoining premises, the appeal was sustained on the ground that it would be a manifest injustice to refuse a permit.

CASE No. 351.

April 6, 1912.

The Building Commissioner asked the Board to concur with him in granting an equivalent method of construction in a tenement house of second-class construction, where the floor area exceeded 5,000 square feet. In view of the peculiar construction of the building the Board concurred with the Building Commissioner.

CASE No. 352.

April 13, 1912.

Appellant asked permission to erect a tenement house, which was refused by the Building Commissioner because there was no yard extending across the rear of the house and because the proposed house would be in excess of the height allowed by law. The Building Commissioner also found that the house in question was really two houses. The Board found, after an examination of the plans, that it was but one house, that the streets upon which said house abuts were legal highways in the City of Boston, and that the height,

therefore, conformed with the law, and in other respects did not vary therefrom. The appeal was therefore sustained.

CASE No. 353.

May 14, 1912.

Appellant appealed from the refusal of the Building Commissioner to grant a permit to convert an existing building into a theater because one of the streets or courts upon which the theater opened was not suitable as an emergency exit. After many hearings and an examination of the premises the appeal was dismissed by the Board.

CASE No. 354.

May 1, 1912.

Appellant asked permission to alter his tenement house and decrease the existing amount of back yard. The appeal was dismissed.

CASE No. 355.

April 24, 1912.

Appellant asked permission to add a fourth story to an existing three-story brick tenement house, the Building Commissioner refusing the application on the ground that the existing tenement house consisted of two tenement houses and as such the proposed alteration would constitute a new tenement house, which in some respects would not conform to the law for new tenement houses. The Board found that the existing two houses were as a fact one house, and that the addition of a fourth story to same was permissible under the law, and the appeal was sustained.

CASE No. 356.

April 27, 1912.

Appellant asked permission to install a system of back venting in an existing hotel. This back venting, in the opinion of the Building Commissioner, was undesirable and not in accordance with the requirements of law. The Board found that the proposed method would be sufficiently efficacious, and, in view of the character of the existing building, sustained the appeal.

CASE No. 357.

May 8, 1912.

The Building Commissioner refused a permit on the ground that the building in question was one of habitation and that the exposure was not sufficient for a build-

ing of such a character. The appellant's contention was that the building in question is to be used as a house for settlement work and that the few bedrooms incidental to the same did not constitute the building a house of habitation within the meaning of the law. The Board, while declining to find that the building was not a house of habitation, sustained the appeal on the ground that it would be a manifest injustice to refuse the permit.

CASE No. 358.

May 8, 1912.

The appellant asked permission to add a fifth story to an existing four-story brick tenement house. The Building Commissioner refused the application because the existing building did not have a yard or court as required by law. In this specific case, owing to physical conditions surrounding the property, the Board sustained the appeal.

CASE No. 359.

May 1, 1912.

The appellant asked permission to erect a high class tenement house of second-class construction, although the floor area would exceed by 373 square feet the maximum permitted by law. The total area might be reduced to 5,000 square feet by omitting the bay windows, but this would greatly depreciate the value of the property, and as the fire risk would not be increased by this extra area, the Board sustained the appeal on the ground that it would be a manifest injustice to refuse a permit.

CASE No. 360.

May 22, 1912.

Appellant asked permission to install a ten horse power gas engine at his premises. After a hearing at which protestants were heard the Board granted the application.

CASE No. 361.

May 22, 1912.

The appellant asked permission to convert an existing dwelling house into a tenement house and to leave an existing one-story ell which projected into the rear yard. The Board sustained the appeal on the ground that the premises would be amply provided with light and air and that it would be a manifest injustice to refuse the permit.

CASE No. 362.

May 22, 1912.

The Building Commissioner refused an application for a permit to erect a tenement house because the means of egress was not reasonably satisfactory to the Building Commissioner. Board found that the proposed means of egress, with certain alterations provided, would be reasonable, and sustained the appeal.

CASE No. 363.

May 27, 1912.

The Building Commissioner refused a permit to erect a dwelling house where the external walls were to be 8 inches in thickness instead of 12 inches. The appellant contended that his proposed method of construction of 8-inch hollow terra cotta blocks in a building of this character, with many external and internal angles and partitions, brought his construction well within the spirit of the law, and the Board, finding this a specific case, sustained the appeal.

CASE No. 364.

June 5, 1912.

Appellant asked permission to erect a five-story tenement house and to extend the first story 9 feet into the back yard, leaving only 3 feet of yard space back of the ell. The appeal was dismissed.

CASE No. 365.

May 27, 1912.

The appellant asked permission to omit fireproofing around certain structural steel in a brewery. With certain provisos regarding steel columns, the appeal was sustained.

CASE No. 366.

May 27, 1912.

The appellant asked permission to use 8-inch hollow terra cotta blocks in a three-story tenement house in place of 12-inch brick walls, and 8-inch brick walls for interior division or party walls. Board required 12-inch hollow terra cotta blocks up to the third floor level, and in other respects sustained the appeal.

CASE No. 367.

June 5, 1912.

The appellant asked permission to alter an existing tenement house by adding one story to the same, said

tenement house not being provided with a yard or court as required for new tenement houses. After an inspection of the premises, the Board dismissed the appeal.

CASE No. 368.

May 8, 1912.

The appellant asked permission to vary slightly the width of outer courts in a tenement house, owing to the peculiar shape of the lot. The Board sustained the appeal because of the physical conditions surrounding the property.

CASE No. 369.

June 15, 1912.

The appellant asked permission to erect a two-story mill of second-class construction, exceeding 10,000 square feet of floor area. Because of the peculiar physical conditions surrounding the property and the character of the manufacturing to be pursued, the Board sustained the appeal.

CASE No. 370.

June 19, 1912.

Appellant asked permission to make certain plumbing changes in his house. This application was refused by the Building Commissioner because the house in question was not provided with satisfactory means of egress. Board found that the question of egress should be treated as a separate matter and that in regard to the proposed alterations they were of such a slight nature as not to constitute an alteration within the meaning of the law, and sustained the appeal.

CASE No. 371.

June 22, 1912.

Appellant asked permission to erect a tenement house which was refused by the Building Commissioner because there was no yard of the size required by law. The appellant contended that no yard was required for various reasons submitted in his brief, and the Board sustained the appeal on the ground that what he proposed to do was within the spirit of the law.

CASE No. 372.

June 26, 1912.

Appellant asked permission to erect a five-story tenement house of second-class construction. This

application was refused by the Building Commissioner because there was no yard of the size required by law. Appeal was dismissed.

CASE No. 373.

June 26, 1912.

Appellant asked permission to erect a market building of third-class construction within the building limits. The Building Commissioner refused a permit, claiming that such buildings would not be market sheds or market buildings within the meaning of the law. Board disagreed with Building Commissioner and sustained the appeal.

CASE No. 374.

June 24, 1912.

This case was appealed a year after the date on which the appellant was ordered to provide additional means of egress, and as such appeals are required to be made ten days after an issuance of an order of the Building Commissioner, the Board notified the appellant that it could not grant a hearing.

CASE No. 375.

July 3, 1912.

The appellant asked permission to install certain fire-proof self-closing doors opening into a passageway, said passageway to be used as an emergency exit from a theater. This application was refused by the Building Commissioner because such doors might be a menace in case of fire or panic. Board disagreed with the Building Commissioner and sustained the appeal.

CASE No. 376.

July 6, 1912.

The appellant asked permission to erect a dwelling outside the building limits, partly of third-class and partly of second-class construction. This application was refused by the Building Commissioner because the building was not of second-class construction throughout. The Board found that in such a locality the building could be of composite or third-class construction within the law, and therefore sustained the appeal.

CASE No. 377.

Case continued.

CASE No. 378.

September 25, 1912.

Board concurred with the Building Commissioner at his request in finding a proposed method of construction and maintenance equivalent to that required by law.

CASE No. 379.

July 17, 1912.

Appellant asked permission to make alterations in an existing tenement house, of such character and extent as to practically constitute a new building in the opinion of the Board, and as a new building it would not conform to the law. The appeal was therefore dismissed.

CASE No. 380.

July 31, 1912.

This was an application made by the appellant to install boilers, engine and generator in a factory building. After giving a hearing to remonstrants, the application was granted to the appellants with certain provisos required in the arrangement of their plant.

CASE No. 381.

July 17, 1912.

The appellant asked permission to erect a block of dwelling houses, which was refused by the Building Commissioner because the yards behind the several houses would not be of the dimensions required by law. Owing to the physical conditions surrounding the property the Board sustained the appeal.

CASE No. 382.

July 31, 1912.

The appellant asked to be relieved from the order of the Building Commissioner to fireproof columns in a bottling shop in connection with a brewery. These columns supported a concrete floor. The entire building in question might have been of second-class construction with wooden floors, and in view of this fact the Board sustained the appeal on the ground that what the appellant proposed to do was better than he was required to do by law.

CASE No. 383.

August 3, 1912.

The appellant asked permission to erect two tenement houses in part separated by a court. The application was refused by the Building Commissioner because the said court was less than 12 feet in width. Board found that the rooms affected by this court were only bath rooms and staircases and that the slight deviation from the law might be allowed, and sustained the appeal.

CASE No. 384.

August 3, 1912.

The appellant asked permission to alter an existing tenement house by squaring up the present fifth story, which is pitch, and changing said pitch roof to flat and making other alterations in an ell at the rear. As the alterations proposed would in nowise affect the light and air in the premises in question, or adjacent premises, the appeal was sustained.

CASE No. 385.

August 6, 1912.

The Board was asked by the Building Commissioner to concur with him in finding the proposed method of construction and maintenance in a theater equivalent to that specifically required by law. The Board so concurred.

CASE No. 386.

August 3, 1912.

The appellant asked permission to make certain alterations in a tenement house. The application was refused by the Building Commissioner because the proposed alterations would be of such an extent as to constitute a new building and there would be no yard behind the building of the dimensions required by law. The Board did not agree with the Building Commissioner and, because of the physical conditions surrounding the property, sustained the appeal.

CASE No. 387.

August 6, 1912.

The appellant asked permission to erect a hall for parish purposes to contain over 800 persons, the floor of the hall being only a few feet above the grade. Tech-

nically, a building with an assembly hall seating over 800 persons must be of first-class construction with the exception of the roof, but owing to the isolated position of the building and the general character otherwise of its construction, the Board sustained the appeal and allowed the floor to be of second-class construction.

CASE No. 388.

August 15, 1912.

The appellant asked permission to erect, in the district of Hyde Park, a tenement house. This application was refused by the Building Commissioner because the external walls were to be of a particular process of concrete in lieu of 12 inches of masonry as required by law. The appellant showed that a permit on these plans had been granted in Hyde Park before it was annexed to Boston, but he had been prevented from carrying on the work and had, therefore, been obliged to make a new application to the Building Commissioner of the City of Boston. The Board found that provided the walls were 8 inches in thickness instead of 7 inches of the proposed method of concreting, the building would be amply safe and that it would be a manifest injustice to refuse the application. The appeal was sustained.

CASE No. 389.

September 4, 1912.

The appellant asked to be relieved from the order of the Building Commissioner to provide additional means of egress in his business premises. After an inspection of the premises by the Board the appeal was sustained.

CASE No. 390.

August 15, 1912.

The appellant asked permission to erect a block of houses on three sides of an open court, and the application was refused by the Building Commissioner because the exposure for light and air was not as required by law. Owing to the peculiar physical conditions surrounding the property and with certain provisos in regard to certain areas of courts, the appeal was sustained.

CASE No. 391.

August 21, 1912.

The appellant asked permission to erect a church seating 1,100 persons, leaving the floor of second-class

construction, exterior walls to be of second-class construction. Owing to the locality of the church and the fact that the floor is only a few feet above the grade, the Board sustained the appeal.

CASE No. 392.

August 29, 1912.

Appellants asked permission to erect two buildings for religious purposes, connected on the first story by a cloister. The application was refused by the Building Commissioner because the building was to be more than three stories in height and the walls inclosing an assembly room would not be of legal thickness. Board found that the buildings did not exceed three stories in height and, therefore, the thickness of the walls as shown was legal, and sustained the appeal.

CASE No. 393.

August 29, 1912.

The appellant asked permission to install a moving picture apparatus in a large restaurant in connection with a department store. The Building Commissioner refused the application because the seats in the said restaurant would not be secured to the floor during the operation of the said moving picture apparatus as required in chapter 370 of the Acts of 1912. The Board sustained the appeal on the ground that a restaurant is not a place of public assemblage within the meaning of the law.

CASE No. 394.

August 21, 1912.

The appellant asked permission to leave an existing doorway between a theater and a corridor of a second-class building, said doorway to be used as an emergency exit from the theater. Appeal was dismissed.

CASE No. 395.

August 22, 1912.

Board concurred with the Building Commissioner in approving the method of ingress and egress and the system of sprinklers to be provided in a department store.

CASE No. 396.

September 4, 1912.

The appellant asked permission to erect a group of brick tenement houses in a suburban district around

three sides of a large interior court opening on to a street. The Building Commissioner refused the application because the two side houses would have insufficient exposure upon the rear. Board found that because of the physical conditions surrounding the property in this suburban district that the houses would be amply lighted within the spirit of the law, and sustained the appeal.

CASE No. 397.

September 4, 1912.

The appellant asked permission to erect a hospital building, covering more than 1,600 feet of ground floor area, with 8 inches of hollow terra cotta blocks in place of the 12 inches of masonry required by law. The appeal was sustained.

CASE No. 398.

September 4, 1912.

The appellant asked to erect a mill building, which application was refused by the Building Commissioner because the floors were not designed to carry the load required by law. This mill building is outside the fire limits and the Board found that the last paragraph of chapter 550, section 17, Acts of 1907, was intended to leave the construction of such buildings to the discretion of the Building Commissioner and to the Board of Appeal, and the Board sustained the appeal on the ground that the floors were amply strong to carry the load that was intended for them.

CASE No. 399.

September 4, 1912.

Appellant asked permission to erect a tenement house on a lot running between a narrow street and a court. Board found that the house in question would conform in spirit to the law, if not technically in compliance therewith, and sustained the appeal.

CASE No. 400.

Case still pending.

CASE No. 401.

September 23, 1912.

Appellant asked permission to alter an existing tenement house and to add a fifth story, omitting a certain

section of the fifth story in order to provide sufficient light. After an examination of the premises, the Board sustained the appeal.

CASE No. 402.

Withdrawn.

CASE No. 403.

September 16, 1912.

The appellant asked permission to erect a new office building in which the means of egress would not be satisfactory to the Building Commissioner. After an examination of the plans, and with certain provisos in regard to glass doors leading to the proposed fire escapes, the Board sustained the appeal.

CASE No. 404.

September 16, 1912.

The appellant asked to be relieved from the order of the Building Commissioner to fireproof exterior iron columns supporting the second-story brick wall. Board sustained the appeal on the ground that the building in question, being outside the fire limits, might legally be of third-class construction and that it would be a manifest injustice, considering all the circumstances in this specific case, to require the fireproofing.

CASE No. 405.

October 3, 1912.

Appeal was withdrawn.

CASE No. 406.

October 16, 1912.

Appellant asked permission to add one story to an existing three-story tenement house, which application was refused by the Building Commissioner because the proposed rooms would not be legally lighted and would not be of legal size. The majority of the Board sustained the appeal on the ground that what the appellant wished to do in this specific case in regard to lighting the rooms is not distinctly forbidden by law, and with the understanding that the rooms themselves were to be made of legal size.

CASE No. 407.

October 21, 1912.

Appellant asked permission to erect a structure on top of a first-class department store of the maximum

height permitted by law, said structure to be used as a bakery in connection with a restaurant. As the proposed structure was to be quite extensive in area and height and the building is already of the maximum height to the roof, the appeal was dismissed.

CASE No. 408.

October 28, 1912.

Appellant asked permission to erect a tenement house, which application was refused by the Building Commissioner because the walls with ashlar were not to be 16 inches in thickness. Appeal was dismissed.

CASE No. 409.

October 28, 1912.

Appellant asked permission to erect a tenement house, which was refused by the Building Commissioner because there would be no yard behind the tenement house. Owing to the peculiar physical conditions surrounding the property in question, the Board found that what the appellant proposed to do was in accord with the spirit, if not technically in accord with the letter, of the law, and therefore sustained the appeal.

CASE No. 410.

October 28, 1912.

Appellant asked permission to erect a double house of third-class construction, which was refused by the Building Commissioner because the 8-inch party wall was not carried above the top of the roof but only up to the underside of the roof boarding, the houses having a hip roof with asbestos shingles. The Board sustained the appeal in the belief that the law was not intended to apply to a case of the sort in question.

CASE No. 411.

November 16, 1912.

Appellant asked permission to erect a frame building for storage purposes. This application was refused by the Building Commissioner because the proposed building would not have a brick or concrete wall on the side within 5 feet of the lot line. Owing to the physical conditions surrounding the building in question and the nature of the business to be carried on, and with the proviso that openings in said brick wall, which is directly upon the lot line, be filled in with

metal frames and sashes with wired glass and fixed so that they cannot be opened, the Board sustained the appeal.

CASE No. 412.

November 27, 1912.

Appellant asked permission to erect a block of two dwellings of second-class construction above the second-story level, separated by a party wall carried 12 inches above the roof, and also a one-story structure alongside one of the aforesaid houses, to be used as a store, the side wall of same adjoining one of the side houses and serving as a party wall. Board sustained the appeal with the proviso that the roof of the one-story portion be made of fireproof material.

CASE No. 413.

December 7, 1912.

Appellant asked permission to remove an existing two-story wooden ell behind a tenement house and substitute a one-story brick ell covering the entire area of the lot and to be used on the first story for mercantile purposes. The adjoining premises on their first stories extend to the rear of their lots and are likewise used for mercantile purposes. The Building Commissioner refused the application because there would be no yard behind a tenement house, and such yard as now exists would be diminished. The Board sustained the appeal on the ground that what the appellant wishes to do would in nowise damage his property in any way, nor that of adjoining premises, nor deprive any tenement house of its existing amount of light and air.

CASE No. 414.

December 7, 1912.

Appellant appealed from the order of the Building Commissioner to provide additional means of egress in his office building. After an examination of the plans and an inspection of the premises, the Board sustained the appeal, with certain provisos.

CASE No. 415.

December 7, 1912.

Board concurred with the Building Commissioner, upon his request for such concurrence, in finding the means of egress and ingress satisfactory in an office building.

CASE No. 416.

December 7, 1912.

Board concurred with the Building Commissioner, upon his request for such concurrence, in finding the proposed method of construction and maintenance in a block of tenement houses equivalent to that specifically required by law.

CASE No. 417.

December 21, 1912.

Appellant asked permission to erect a four-story dwelling house, the first story to be used for mercantile purposes. The Building Commissioner refused the application because the building would be adapted for use as a tenement house and, as such, would have no yard or court nor would the egress be satisfactory to the Commissioner. The appellant contended that the building was to be used for only two families above the first story and as such would not be a tenement house, and upon submission of an attested paper of such a character as to satisfy the Board as to the good faith of the appellant in his application, the appeal was sustained.

CASE No. 418.

December 21, 1912.

Appellant asked permission to add one story to an existing tenement house. The application was refused by the Building Commissioner because there was no yard behind the tenement house of the required dimensions. In view of the existing conditions, the Board dismissed the appeal.

CASE No. 419.

December 26, 1912.

Appellant asked permission to erect a five-story tenement house of second-class construction. Building Commissioner refused the application because the means of egress proposed were not reasonable and there was no yard of the required dimensions. Because of the physical conditions surrounding the property the Board sustained the appeal, with certain provisos.

CASE No. 420.

January 11, 1913.

Appellant asked permission to build a sun room of first-class construction on the roof of a dwelling of second-class construction, said roof being above the height limit permitted by law for new buildings of the

same character. The appeal was dismissed on the ground that the Board could not find that this was a specific case not contemplated by the law.

CASE No. 421.

January 4, 1913.

Appellant asked to erect a block of buildings of second-class construction for business purposes. This application was refused by the Building Commissioner because the areas would be in excess of that allowed for second-class buildings in the law. The Board sustained the appeal on the ground that the method of construction proposed, with divisions into small areas by terra cotta partitions, was in accordance with the spirit if not the letter of the law.

CASE No. 422.

January 7, 1913.

The appellant asked permission to erect a sun room, two stories in height, abutting against the wall of his dwelling, which is of second-class construction. Said dwelling is on the extreme confines of the fire limits, and is surrounded on all sides by public parks and highways. Because of these physical conditions the Board sustained the appeal.

CASE No. 423.

January 11, 1913.

The appellant asked permission to erect a building for the disposal of rubbish of steel frame construction, covered with a patent curtain, technically known as corrugated asbestos protected metal. The application was refused by the Building Commissioner because no curtain walls were shown as required in a building of skeleton construction. The Board found that the proposed method of construction was within the spirit of the law, and because of this fact and the remoteness of location from other buildings, the appeal was sustained.

CASE No. 424.

January 22, 1913.

The appellant asked permission to erect a church to seat more than 900 occupants, with wooden floors and exterior walls of masonry and partial third-class construction. The application was refused by the Building Commissioner because such a building by

law should be of first-class construction. With the proviso that the exterior walls be made of second-class construction throughout, the appeal was sustained on the ground that the main floor of the church was only 2 or 3 feet above the grade.

CASE No. 425.

January 15, 1913.

Appellant asked permission to construct an addition in the rear of a tenement house and to alter rear stairs from second floor to cellar. The application was refused by the Building Commissioner because the yard area would be decreased by the proposed addition. The appeal was sustained with the proviso that the wood-work inclosing the stairs should be covered with tin or other metal, on the ground that the proposed alteration in other respects would in no way shut off any light or air from tenements above the first story or from any other adjoining tenement houses.

CASE No. 426.

January 22, 1913.

Appellant asked permission to erect a hospital in the suburbs of first-class construction with the exception of the roof, which is to be of wood covered with tiles, and metal lathed and plastered on the ceiling below the roof. The area of the hospital is approximately 12,000 square feet on the ground floor. The application was refused by the Building Commissioner because technically the roof of said building should be of fireproof construction as well as the remainder of the building. The Board sustained the appeal on the ground that because of the remote location of the building in the suburbs it might be considered a specific case.

CASE No. 427.

January 22, 1913.

Appellant asked permission to erect a building for the disposal of rubbish of steel frame construction, covered with a patent steel curtain, technically known as corrugated asbestos protected metal. The application was refused by the Building Commissioner because no curtain walls were shown as required in a building of skeleton construction. The Board found that the proposed method of construction was within the spirit of the law, and because of this fact and the remoteness of location from other buildings, the appeal was sustained.

SUMMARY OF ACCIDENTS IN, TO OR UPON
ELEVATORS, ETC., FROM FEBRUARY 1,
1912, TO JANUARY 31, 1913.

William J. Blair, forty-two years of age, a driver for a potato dealer, was killed by the elevator at 17 Merchants row on February 5. It appeared that he loaded the car at the street floor and while going up with his freight was caught between the car platform and the lintel of the door. His neck was broken and his body fell to the bottom of the well. The elevator was found to be in good condition. Last previous inspection, March 22, 1911, made by Inspector Greene; elevator was in good condition.

At an inquest held before Judge Sullivan it was found that "the said William Blair came to his death on the fifth day of February in the year of our Lord one thousand nine hundred and twelve, in consequence of a fall from an elevator into an elevator well from a third story of a restaurant at 17 Merchants row on the fifth day of February about 11.15 a. m. Deceased was riding on the elevator with some bags of potatoes, going from the ground floor to the third floor and was standing on the potatoes; no one saw how he fell; it is supposed that his shoes being covered with snow caused him to slip while he was about to stop the elevator at the third floor. It did not appear that the unlawful act of any person contributed to his death which was almost instantaneous."

Late in the afternoon of February 12 Salvatore Scalino, twelve years old, was killed by the elevator in the building situated at 6 Beacon street. He with three or four other companions had been playing in the rear of said building and Scalino climbed up and sat on the gate of the elevator. While the elevator was descending it caught and crushed him. The body fell into the yard where it was found. The elevator, which was of the hydraulic type, was found to be in good condition. Last previous inspection, November 18, 1910; Inspector McNellis found elevator to be in good condition.

Justice Burke finds that "the said Salvatore came to his death at the said City of Boston on the twelfth of February in the year of our Lord one thousand nine hundred and twelve in consequence of being crushed by a freight lift in the rear of 6 Beacon street, Boston. Death, instantaneous. Deceased, a boy of eleven years, was playing about this lift with other boys. He was either sitting astride the gate or climbing the gate when caught by the descending lift and crushed. I do not find that the deceased came to his death by the unlawful or negligent acts of any person or persons."

A youth, John Golden, met with an accident on February 20 on the elevator situated at 37 Simmons street, which caused his leg to be broken. No one about the premises was able to give any information relative to the accident. The freight elevator was found to be in a satisfactory condition. Last previous inspection of elevator was made by Inspector McNellis on September 3, 1910, and it was found to be in good condition.

A new elevator which had recently been installed in the factory of the United Candy Company, 321 North street, coasted from the third floor to the basement, about 5.35 p. m. on March 5. After the car reached the bottom of the pit the back drum counterweight rope parted and the weight fell into the pit, but did not leave the runway. No damage was done to passengers or machinery. Repairs have been effected. Elevator accepted by this department on January 13, 1912, by Inspector Greene.

Harold Welch, forty-two years old, a teamster, while riding on the elevator at 19 Chardon street, was caught between the elevator and the gate and sustained injuries about the face and head which necessitated his removal to the hospital. This car, which was found in good condition, had no regular operator and teamsters are in the habit of operating it themselves. The accident occurred March 11. Last previous inspection was by Inspector McNellis on February 3, 1911; elevator was found to be in good condition.

After the freight elevator of the Burkhardt Brewing Company, No. 59 Station street, Roxbury, had ascended from the fourth floor, one William McManus fell down

the elevator shaft; he was taken to the hospital but died on the way. The accident occurred about 4.30 on March 11; McManus was engaged in unloading some bags of grain from the elevator and while he was at some distance from the elevator landing somebody started the elevator and on his return McManus failed to notice that the elevator was not at the landing. He stepped into the open well and fell to the bottom. The elevator gate was tied up, which is contrary to law. The elevator was examined and found to be in good condition. Last previous inspection was by Inspector McNellis on July 11, 1910, and elevator found to be in good condition.

Justice Joseph N. Palmer finds that the death of "the said William McManus was caused by accidental injuries sustained by him about 4.30 p. m., on March 11, 1912, in consequence of falling down an elevator well in the brew house of the Burkhardt Brewing Company, the circumstance being as follows:

Deceased, a man about twenty-six years old, was a laborer in said brewery at the time of the accident, was engaged on the fourth floor of the brew house in unloading from the elevator and stowing away certain bags of meal. He had been thus engaged for some two hours previously, his work being to unload the elevator when it reached this floor, send it down to be reloaded, and then to remove the bags which had been taken from the elevator by means of a truck to the place where they were to be stored. He was the only person on the floor where he was working and he was in good health and in normal condition and not under the influence of intoxicating liquor. The elevator was in good order and was provided with gates, also in good order; designed to guard the openings into the elevator well. The gate on this fourth floor was 'semi-automatic,' that is to say, had to be raised by hand, if down, when the elevator reached the landing, but dropped automatically, if raised, when the elevator left the landing. It was the custom of the employees, and that of the deceased, while doing work such as he was doing, to fasten the gate up so that it could not drop when the elevator left the landing, and on this afternoon the workman who was relieved by the deceased in this work had fastened the gate and called the deceased's attention to the fact when the latter came on.

About 4.30 P. M., after the deceased had been working

for about two hours, as above stated, he and the truck that he was using fell down the elevator well and landed on the elevator, which was then at the first floor in process of reloading, and the deceased from this fall received injuries which were immediately fatal.

There was no direct evidence indicating how deceased came to fall into the elevator well, but it may be inferred that while deceased was removing the bags of meal from the spot where he had temporarily placed them, when unloading the elevator, he slipped or in some other manner lost his balance and fell through the unguarded opening into the well. It did not appear that the unlawful act of any other person contributed to the death of the deceased."

Thomas O'Shea, about six years of age, who resided at 56 Nashua street, on April 4, while playing about the premises of 52 Washington Street North, was caught between the elevator floor and the wall of the well. He was taken to the Relief Station, where he died. The accident was caused by no defect in the elevator. Last previous inspection was by Inspector McNellis, on July 11, 1910, and the elevator was found to be in good condition.

On April 22, about a quarter of six, Everett Deehan was killed by the elevator in the building numbered 26 Summer street. The body of young Deehan was found by the engineer of the building in the bottom of the shaft. The boy was caught on the second floor and carried up to the third floor and was then released, when he fell to the bottom of the shaft. Nobody about the building was able to give any information about the details of the accident. Inspectors from this department viewed the elevator, which was found to be in a satisfactory condition. Last previous inspection was made on October 13, 1908, by Inspector Floyd, and elevator was found to be in good condition.

At an inquest holden before Justice Wentworth it was found that "the said Everett J. Deehan came to his death at the said City of Boston on the twenty-second day of April, in consequence of an elevator accident.

The deceased, a boy about fifteen years of age, had that day been employed by George B. Fiske & Com-

pany, dealers in millinery supplies at 26 Summer St., Boston. He was a boy just out of school and with no business experience and was employed to do work about the store and do such errands as he might be directed to do.

No witnesses saw him go into the elevator and no witnesses could be found who had seen him on the elevator on that day. The store closed about six o'clock in the afternoon and the accident must have occurred about 5.30 on that day.

The elevator was a freight elevator which had no operator but was operated by the person using it. The exact cause of the accident can only be surmised by the evidence of things as they appeared after the accident. The rooms used by George B. Fiske & Company were on the second floor from the street and at the entrance to the door of the elevator on this floor was an iron plate about twelve inches wide, which was flush with the floor of the elevator when the elevator was at rest at the second floor, and this plate was between the elevator floor and the door or opening into the Fiske & Company's room. The doors from the elevator into the Fiske & Company's rooms could not be opened from the elevator and there were smooches of blood on the elevator wall on the entrance side between the second and third floors. It would, therefore, seem that the boy must have been using this elevator and was going up in it and when he reached the second floor, supposing that the doors would open from the elevator, stepped on this iron plate to push the doors open and go into the rooms of Fiske & Company, but the doors not opening and the elevator still moving upwards, crushed him against the wall and perhaps caused the boy to be lifted up a few feet from the iron plate and when the elevator cleared him, he then fell into the pit and was almost instantly killed, as stated in the medical examiner's report. I do not find that the negligence or unlawful act of any other person contributed to his death."

Walter Johnson, 7 Mayfield street, Dorchester, was found on May 20 at the bottom of the elevator shaft in the building 54 High street. No one witnessed the accident, but the elevator was found between the second and third floors. The boy was taken to the hospital, where he died. An inspection of motor, machine cable, gates, etc., showed them to be in good condition. Last

previous examination of elevator was on May 11, 1908, by Inspector Floyd, when conditions were satisfactory.

Judge Wilfred Bolster, who sat on the inquest, finds that the "said Walter Johnson came to his death at said City of Boston, on the twentieth day of May in the year of our Lord one thousand nine hundred and twelve, in consequence of injuries received at 54 High street, in connection with a freight elevator. The deceased, a boy about nineteen years of age, was sent with two pieces of brass piping to Hennessey's on the floor of 54 High street from his employer's place of business on Pearl street. He was seen by an employee of the tenant of the first floor of 54 High street entering the corridor which leads both to the stairs and the freight elevator installed in said building for the use of the several tenants. He made his own selection of the method of getting to the third floor. The elevator in question was one having an automatic gate which is raised by the elevator in its ascent, and dropped again into place when the elevator reaches a certain distance above the floor level. The deceased was found in the elevator well with evidences on his head of having been caught between the elevator gate and the side of the elevator shaft, and the elevator when he was first discovered, was then descending. It is obvious from the evidence that no act of any other person than the deceased could have contributed to his death, but that either through carelessness, his attempt to manipulate the elevator resulted in his injuries.

So many of those fatal accidents occurring to young and inexperienced boys from the use of freight elevators in the mercantile part of Boston have come to my notice through inquests, as to lead me to suggest the wisdom of some regulations which shall prevent and effectually safeguard against the possibility of unguarded freight elevators being used by this class of people."

A night watchman named Ferguson was found dead, wedged between the car of the elevator and the elevator well in the building situated at 85 Savin street, Roxbury. Nothing is known as to how or why the accident occurred. The gates and machinery of the elevator were found to be in first-class condition. The accident occurred on May 27. Last previous inspection was on January 10, 1908, by Inspector Floyd, and elevator was found to be in a good condition.

Justice Palmer finds that "the death of said James Ferguson was caused by accidental injuries sustained by him about 8.30 P. M. on May 26, 1912, in consequence of being crushed by an elevator in the bakery of Drake Brothers Company at 85 Savin street, the circumstances of this accident being as follows:

Deceased, a man about fifty years old, in good health and of sober habits, was employed as night watchman in the bakery above mentioned, a position he had filled for a year. His hours of work were from 6 P. M. to 6 A. M., and his duties were to visit the basement and the two upper floors of the bakery every half hour and ring in the watchman's clocks, of which there were six, two in the basement and two on each of the upper floors, also, to fire the ovens and to remove the cake therefrom to the basement, and in connection with these later duties to use the elevator mentioned below for carrying coal up and taking the cake down. No other person was engaged in the bakery during his working hours. The elevator was a slowly moving freight elevator, and ran from the basement to the top floor. It was operated by an electric motor which was started by a rope outside the elevator, and which ran idly until by means of a shipping rope inside the elevator its power was applied to the raising or lowering of the elevator. This elevator was provided with proper gates and safety appliances, and had been inspected and approved two months before the accident.

On Sunday, May 26, 1912, deceased relieved the day watchman at 6.15 P. M., at which time he seemed to be in his usual good health. No cake was then baking, and he had no occasion to use the elevator for carrying cake to the basement, but he had the ovens to fire.

At 5.30 o'clock on the next morning the dead body of the deceased was found jammed head down between the wall of the elevator shaft and the floor of the elevator, just below the second or top floor of the building. The two clocks in the basement indicated that they had been rung in at 8.30 P. M., these being the latest visits shown by the clocks and the only ones indicated at that hour. The edge of the first floor at the elevator well had been torn and turned up, as though by some force applied from below. There was nothing on the elevator, and there was a good supply of coal at the ovens. The electric motor of the elevator was running.

There was no evidence clearly indicating what

deceased was doing at or just before the time of the accident or how he came to be caught as above described. It seems probable, however, that having started in the basement to record the calls or visits due at 8.30 and having rung in the two basement clocks he attempted to use the elevator for the purpose of going to the upper floors, and in some manner not disclosed by the evidence was caught between the elevator and the edge of the first floor, turning it up as above mentioned, and that the elevator continued to rise until the resistance caused by the jamming of the body of the deceased between the wall and the elevator was sufficient to cause the belt from the motor to slip on its pulleys.

It does not appear that the unlawful act of any other person contributed to the death of the deceased."

Harry P. McCue, an employee of the factory situated at 50 Cambridge street, Charlestown, had his legs caught between the car floor and the elevator shaft. He was removed to the hospital, where it was found that his injuries were not serious and that no bones were broken.

McCue was engaged in running a truck upon the elevator and in attempting to set the truck in position he lost his footing and was caught as stated above. The truck wedged the car, causing minor defects in the machinery, and permission was granted to repair same. The accident occurred June 5. Last inspection of elevator was made by Inspector McNellis on March 1, 1911, and it was found to be in good condition.

Charles N. Field, a porter employed by the Wilkins Press, at 14 Medford street, was in some unknown way caught by the freight elevator, and when the elevator had passed the third floor it released the body of the victim, which then fell to the bottom of the well. The elevator was examined on May 9, 1911, and again immediately after the accident and in both cases the elevator was found to be in good order. The accident occurred on June 22.

At an inquest holden before Judge Bolster he found that "the said Charles N. Field came to his death in the said City of Boston on the twenty-second day of June in the year of our Lord one thousand nine hundred and twelve, in consequence of injuries received in a freight elevator in the building, No. 14 Medford st. The

deceased was employed for janitor work by the Wilkins Press, which occupies the fifth floor of said building. About 7.00 A. M. on the day of his death he was seen by the janitor of the building on the platform of the freight elevator at the ground floor. When next found he was lying at the bottom of the elevator well and the elevator was at the top of the shaft. This elevator was inspected soon after the accident and was found to be in good condition throughout. Traces of the accident were seen as high as between the third and fourth floors in the elevator well. No other person was in the immediate vicinity, and it was evident that the deceased was undertaking to operate the elevator himself. From the nature of the injuries sustained, together with the evidence thereof discernible after the accident, it was evident that the defendant allowed some part of his person or clothing to be caught as the elevator was ascending; that he had been crushed between the elevator and the sides of the elevator shaft, receiving the injuries, which, coupled with his fall to the bottom of the well, resulted in his death. I do not find that the unlawful act of any other person contributed thereto."

An accident which occurred on the elevator of the Fox Bakery, at corner of Ferrin and Edgeworth streets, Charlestown, on June 25, caused the death of one Dolislaw Syamiski. As there were no witnesses to the accident it is presumed that he attempted to board the elevator while it was in motion. His body was found caught between platform of car and wall of third floor, where the car was stopped by the lock on shipping cable, which would tend to show that he had thrown the lock in position, but too late to stop at the second floor. Last previous inspection was on April 28, 1910, by Inspector McNellis and elevator was found to be in good condition.

Justice William H. Preble at the inquest finds that "the said Syamiski came to his death at said Boston on the twenty-fifth day of June, in the year of our Lord one thousand nine hundred and twelve, in consequence of his body being crushed between the elevator flooring and the ceiling of the third floor at the George G. Fox Bakery, so called, on the corner of Edgeworth and Ferrin streets, in the Charlestown district, within the judicial district of said Court.

It would appear from the evidence that Syamiski was

a young man of about twenty years of age, employed at the said Fox factory as a packer, and as part of his duty, was required to use the freight elevator in going to and from the basement and the floors above. That on the day in question, as the elevator was ascending, he attempted to jump on said elevator at the second floor, evidently missed his footing and was caught as above described. No one saw the accident. Life was extinct when the body was found and the flooring of the elevator had to be cut away to extract the body. I find that the unlawful act of no other person contributed to the death."

On June 28 Samuel Adelberg, a carpenter employed at 1258 Commonwealth avenue, accidentally stepped into the elevator well and fell to its bottom. He died the same day. The building was under construction and the accident was caused by the carelessness of the victim. The elevator was being constructed in a new building and was not ready for approval by this department.

Justice Bolster finds that "the said Samuel Adelberg came to his death in the said City of Boston on the twenty-eighth day of June in the year of our Lord one thousand nine hundred and twelve, in consequence of injuries received through falling a distance of five floors through the elevator shaft on a new building under construction at the corner of Commonwealth avenue and Idlewild street, in Boston, on the morning of the same day. The deceased was a carpenter and was engaged in laying the baseboards on the fifth floor of the building. He was engaged with other carpenters in raising the boards for his use through the stairway area. He evidently stepped back too far, reaching the elevator well and accidentally stepping into the same. The risk of this situation was evidently better known to him than to any other person, and I find that his death resulted from his own carelessness in not taking proper measures for his own safety, and that no unlawful act of any other person contributed to his death."

The unauthorized use of No. 10 elevator in the new Filene building by two plasterers who worked on the 4th of July in order to clear up their work was the immediate cause of the death of Antonio Santousisus, a laborer who was engaged in cleaning the walls of the elevator shaft.

The plasterers entered the car of the elevator and started down to the first floor. They failed to ascertain whether or not the well was clear, and as a consequence struck Santousisus, which caused his death. The elevator had not at that time been accepted by this department.

Judge Wentworth finds that "the said Antonio Santousisus came to his death in the said City of Boston on the fourth day of July, in the year of our Lord one thousand nine hundred and twelve, in consequence of being struck by an elevator in the new Filene Building at the corner of Washington and Summer streets, in the City of Boston, killing him instantly.

This building was in process of construction and all of the men employed on the building were not employed on the day of the accident, but the plasterers were finishing up their work.

On the day of the accident the elevators in this building were not in use and no one had any right to use them.

The deceased was a common laborer and, at the time of the accident, was on the fourth floor cleaning off the ironwork of the floors of one of the elevators, as the elevator shaft had recently been plastered. The door of the elevator was open and part of his body was inside of the elevator well, as it was necessary to do the work in which he was engaged. He must have known the elevators were not being operated this day, and I find that he was not guilty of any negligence whatever.

Among the plasterers who were at work on the building on July fourth were Peter Garrigan and Frank McEchran, both journeymen plasterers, who, the day before, at the end of their day's work, left their working clothes in an elevator on the tenth floor. McEchran testified that he had started up the stairs after his clothing, and Garrigan said: "Let's take the elevator, I can run it." Whereupon they took an elevator and went to the tenth floor and then went into another elevator on the tenth floor where their clothing was, and Garrigan started down on this elevator to the street floor. While coming down the elevator struck the deceased, who was at work with part of his body in this shaft, killing him instantly. Garrigan was summoned as a witness before the inquest, but he did not appear and the officer seemed to think that he may have run away. According to McEchran's testimony, he had nothing to do with the elevator except riding

in it, and in fact knew nothing about the running of the elevator. I find that Garrigan had no right whatever to use the elevator at this time, and he used it with an utter disregard to the rights and safety of others and it seems to me his action is very near criminal negligence. I have not ordered any warrant to issue against Garrigan as I deem it best to leave it to the discretion of the District Attorney.

I do not find that the negligence of any other person contributed to the death."

A fatal accident on the elevator of the building situated at 174 Portland street on July 14. John W. Spear, fifty-five years of age, employed as a night watchman, rang in his call from the box on the third floor at 1.30 A. M., and at 7.30 was found by the day man in the pit of the elevator well. The elevator and the gates to the hatchways were found in good condition. The last previous inspection was by Inspector McNellis on June 10, 1911; the elevator was found in good condition.

At an inquest duly holden before Judge Burke it was shown that "the said John M. Spear came to his death in the said City of Boston on the 14th day of July, in the year of our Lord one thousand nine hundred and twelve, in consequence of a fall into an elevator well at the store of Haywood Brothers 174 Portland street. Deceased was a sole night watchman in the building. At 7.30 A. M., he was found at the bottom of the well, with a lantern he usually carried. It is supposed he fell from the 3d floor, because his last duty call was rung in from that floor at 1.35 A. M., and the watch found on him in the morning stopped at 1.40.

Every one with a fertile imagination may work out theories — there is no other evidence. I do not find that the deceased came to his death by the unlawful or negligent act or acts of any person or persons."

Harry Cullen, aged twenty-one, an operator of an elevator in the building 100 Boylston street, was killed on July 17 as a result of an accident to him while running his elevator. He attempted to close the door of the first floor entrance while his car was in motion, and it is believed that his head came in contact with the indicator which is located inside the wellway. His body was carried up to the second floor landing, where it was

released and fell into the well. The elevator was found to be in good condition. The last previous inspection was made on October 11, 1911, by Inspector McNellis, and elevator was found to be in good condition.

James Gardner, a workman employed at the time in the wellway of No. 6 elevator at the Copley-Plaza Hotel, was engaged on July 28 in adjusting the signal system. The car was at the top of the well and said Gardner took for granted that the car would remain at the top of the well until he had finished. The car, however, descended and Gardner, realizing that he would not have time to get back to the floor landing, jumped for the balancing cable under the car, missed it and fell to the bottom of the well. Gardner was taken to the hospital, where it was ascertained that he sustained various external and internal injuries. His injuries were not sufficient to place his name on the dangerous list.

An accident occurred on one of the elevators in the Fiske Building, 89 State street, on August 30, by which Patrick J. Donahue, twenty-three years, came to his death. He was employed as relief man on one of the elevators for the past two years and on the day in question had some trouble with one of his passengers. Donahue left his car at the fifth floor while it was in motion in order to strike the passenger, and tried to regain the car; he slipped and was caught between the floor of the car and the lintel of the door. The car dragged him up to the next landing where it dropped him; he fell to the bottom of the well, was picked up unconscious and taken to the Relief Station, but died on the way. The shipping gear of the car was damaged (by coming in contact with the body of the operator) and has been repaired. Last previous inspection of elevator was made by Inspector Greene on July 8, 1912, and it was found to be in good condition.

Judge Creed finds that "the said Patrick Donahue came to his death in the said City of Boston on the thirtieth day of August in the year of our Lord one thousand nine hundred and twelve, in consequence of being crushed between an elevator car and the wall of the building 89 State street, Boston.

The deceased, about 23 years of age, single, residing at 224 Western avenue, Brighton District, Boston, was

employed as an elevator man in said building. A boy, who rode in said building, on business about once a day, was in the elevator with Donahue on August 30, 1912, about 12.25 P. M. When the elevator car arrived at the fifth floor, the boy left it and, when the door was closed, he asked Donahue why he was not at his work every day.

As soon as this question was asked, Donahue, without stopping the elevator, opened the door, jumped therefrom and struck the boy.

Then he turned towards the elevator and tried to jump on the car. When his feet struck the floor of the car he fell and was crushed between the elevator and the wall of the building, at the sixth floor landing.

When the car passed above the sixth floor landing his body fell to the bottom of the elevator well. He was removed in an unconscious condition to the Relief Station of the Boston City Hospital where he died on the same day. It did not appear that the unlawful act of any other person contributed to his death."

A fatal accident occurred on the ash lift connected with the building 150 Tremont street on September 12. Peter McGuire, employed as a night watchman, was found with his body suspended by the neck from the platform of the car. The firemen of Engine No. 26 were called to cut away the platform in order to release the body. Necessary repairs were made to the elevator. Last previous inspection of elevator was made by Inspector McNellis on July 11, 1911, and found it to be in good condition.

At an inquest held before Judge Murray he finds that "the said Peter McGuire came to his death in the said City of Boston on the 12th day of September in the year of our Lord one thousand nine hundred and twelve; in consequence of injuries received in the building occupied by Oliver Ditson at 150 Tremont street, in said city, where he was employed as a night watchman.

The deceased was first seen alive in said building at 7 P. M. on September 11, 1912, and after this hour he was alone in the building faithfully pursuing his duties. At the time of the accident which resulted in his death, he was on the elevator in said building, which he was accustomed to use in the pursuance of his work. At 6.30 A. M. on the said twelfth day of September, he was found crushed to death between the floor of said elevator and the wall of the elevator well.

I find that the death of said McGuire was not due wholly or in part to the unlawful act or acts of any person or persons."

On September 26 Dr. Leonard W. Williams of Harvard Medical School, 240 Longwood avenue, was killed by the elevator car in one of the buildings of the school. His head was wedged between the car and the top floor and no information is available as to the conditions of the accident. The machinery, including the safety devices of the elevator, were found to be in satisfactory order. Last previous inspection of elevator was made by Inspector Greene on July 5, 1906, and it was found to be in good condition.

Henry A. Desautelle met his death on the freight elevator in building No. 373 Washington street. The elevator is of hydraulic type and operated by hand rope. Our inspector found the car and shipper rope in good condition; there was no gate at the bottom of the well, and the gate on the middle landing was not in working condition and there was a lack of gates or guards on the top of the elevator shaft. This latter was necessary in order to prevent persons from passing over the shaft.

Our inspector made such recommendations as will remedy the defective conditions and has seen that they were carried out. The accident occurred on October 2 and as no one witnessed it it is impossible to give the details. Last previous inspection was made by Inspector McNellis on August 19, 1911, and elevator found to be in good condition.

At an inquest duly holden before Chief Justice Bolster it was found that the "said Henry A. Desautelle came to his death at said City of Boston on the twenty-second day of October, in the year of our Lord one thousand nine hundred and twelve, in consequence of being crushed by a freight elevator in the Jewellers' Building, situated at the corner of Washington and Bromfield Streets, in Boston. The deceased, a boy about fourteen years of age, was employed as an errand boy by Cowan & Meyers, on the second floor of said building. It was his duty to clear up the office, but a barrel was provided and kept in the office for the deposit of office litter. There was no occasion for him at any time in connection with his duties to use the freight elevator, which was situated at the extreme rear end of the building. At the time of his death the superintendent saw

the freight lift going up, apparently without any occupant, and upon looking in the well noticed that the body had been caught between the floor of the lift and the side of the wall, receiving the injuries resulting in his death. It appeared that on all the floors above the basement this elevator was guarded by gates and, as the boy must have gotten upon the elevator in the basement, where he had no business to be, and being alone, must himself have started the elevator. I find that his death was the result of his own carelessness and that no unlawful act of any other person contributed thereto.

Notwithstanding the above findings I renew the suggestion made by me in previous inquest reports, that the frequency of such fatal accidents to boys resulting from their use of freight elevators is such as to make it a proper subject of inquiry by the appropriate authority whether such future safeguards ought not to be adopted in connection with such elevators as will make them more 'foolproof.' "

A teamster while employed in the delivery of goods was injured on October 14 by the sidewalk lift of the building at the corner of Milton place and Federal street. The teamster, John Palmer, fell to the bottom of the well. The elevator, which was operated by a hand crank, had its chains patched or tied together by some rope which did not prove to be strong enough for the load placed on it. A new elevator is being installed to take the place of the defective one. The accident did not prove fatal.

Mackaile Forbes, while riding on the elevator of the building No. 48 Washington street on October 26 had his foot caught between car platform and wall of wellway at top of first floor doorway. The elevator was found to be in good condition. No record of previous inspection.

A young woman employed in the Copley-Plaza Hotel had her foot caught between car platform and wall of the elevator well at the top of first floor doorway on October 28. She was taken to the City Hospital. Elevator and its appliances were found in satisfactory condition.

Frank Whatopsky, eighteen years of age, employed as a porter at 241 Washington street, operating the freight elevator on December 2, had his foot caught between the car platform and the wall. The elevator was examined after the accident and the last examination previous was on November 9, 1910, by Inspector McNellis, and in each case was found to be in good condition.

The shipping cable attached to the elevator at 75 Union street on November 12 parted at the top of the well, due to a flaw in one of the iron attachments. The operator was slightly injured, but after medical treatment was able to return to work. The damaged parts have been repaired. The elevator was otherwise found to be in good order. The last previous examination was made on July 28, 1911, by Inspector McNellis and found to be satisfactory.

The freight elevator, belt connected type, located at 42-46 Union street, while loaded with about 1,600 pounds of freight, refused to go down as the safety device became caught in an overhanging rail. The counterweight was then drawn up to an overhead beam, which caused the header to break and the weight to fall to the bottom of the well. No other damage was done. The accident occurred on December 7. The last regular inspection of the elevator was on September 6 and it was found to be in good condition. A permit to repair was granted by this department.

A teamster, Harmon Ethier, while calling for goods at the elevator of the building No. 55-57 Oliver street, failed to notice that the elevator was not at the first or street landing and consequently fell into the well and died as a result of injuries received. The accident occurred on December 9. The elevator was in good condition. The last previous inspection was made on March 12, 1901, by Inspector Floyd and the elevator was in good condition.

Justice Parmenter finds that "the said Harmon Ethier came to his death on the ninth day of December, in the year of our Lord one thousand nine hundred and twelve, in consequence of a fracture of the skull sustained at about 10 A. M., December 9, 1912, in the premises, 42 Wendell street, Boston.

Ethier, a teamster, called at 42 Wendell street, as he was accustomed, to get merchandise. He pushed up a sliding door, just beyond which was an elevator well, and he fell to the bottom of the well, sustaining fatal injuries. The elevator was an ordinary freight elevator, worked by the employees as they needed it and was at this time in use at the upper story. It is probable that Ethier did not look to see where the elevator was, assuming that it would be on the ground floor. I find no negligence on the part of any other person."

Miss Florence R. Carroll, twenty-eight years old, living at 50 Peterborough street, fell down the elevator shaft at her residence about 10.30 p. m. on December 15. She opened the elevator shaft door and, supposing the elevator to be at the landing, stepped in and as the elevator was not at this particular landing Miss Carroll fell to the bottom of the shaft. The elevator was a new one being installed and not ready for use. It has since then been approved by this department.

Percy Blair, employed at 61 Essex street, while riding on the freight elevator slipped on the car platform, which caused his foot to be caught between car platform and the wall. He was taken to the hospital, where it was found that his injuries were not serious. The accident occurred on December 19. An inspection of the elevator immediately after the accident showed one of the car shoes to be off the rail, otherwise the car, gates, etc., were in good condition. The last previous inspection, which was on October 23, 1911, by Inspector McLaughlin, showed the car and machinery to be in good condition.

A defective gear, which was attached to the drum head of the machinery which operated the elevator at 9 Fulton place, was the cause of the operator losing control as the safety catch had no opportunity of working. The car was damaged and the drum shaft bent; no one was injured. The accident occurred about 4 p. m. on December 20. Permission to repair was granted by this department. The last previous inspection was on November 26 by Inspector Greene, and the condition found to be satisfactory.

William Willett, twenty-four years of age, was found in the well under the car platform on December 26 at 101 Friend street. He was removed to the hospital and

was discharged the next day. The details of the accident were not ascertainable. An examination by our inspector finds the elevator in as good condition as it was when last previously examined on August 31 by Inspector McNellis.

A boy, Angelo Imperto, fourteen years of age, while stealing a ride on the freight elevator, 10 Thacher street, became caught between the car platform and the second-story landing. He was removed to the hospital, where he died. An examination of the elevator and its gates showed them to be in first-class condition, as was the report made on the last previous examination on July 25, 1911, by Inspector McNellis. The accident occurred December 27.

James O'Connell, forty years of age, while employed in bringing down a load of freight on the elevator situated in the building 35 Endicott street, on December 31, was killed. The elevator cable broke, due to a fracture in it, and the cable, which evidently had been neglected, should have been replaced. The last examination was by Inspector McNellis on March 7, 1911, and elevator and appliances were in good condition.

A fatal elevator accident occurred on January 7 on the passenger elevator in the building 141 Milk street. Miss Mary L. Welter, who was employed in room 516, was on her way to the office. The elevator operator stopped the car at the fifth floor in order that the victim could get off. In some manner the car accidentally started down and Miss Welter's body became caught between the car and the landing. In the further descent of the car her body was thrown on the top of the car. She was taken to the hospital, where she died very soon after her arrival. The last previous inspection of the elevator was on January 1, 1913, by Inspector Greene, when it was found to be in good condition.

Accidents in, to or Upon Elevators.

| | Number. | Deaths. |
|----------------|---------|---------|
| Passenger..... | 10 | 8 |
| Freight..... | 26 | 14 |
| Totals..... | 36 | 32 |

SUMMARY OF ACCIDENTS
IN, TO OR UPON BUILDINGS, INCLUDING
FIRES WHERE INJURY TO PERSONS OR
FATALITIES HAVE OCCURRED, FEBRU-
ARY 1, 1912, TO JANUARY 31, 1913.

On February 11, 1912, a sheet metal worker named Edgar E. Chester, while working on a penthole in the roof of the Copley-Plaza Hotel, which was in process of construction, in some manner unknown fell through the opening to the basement and striking on an iron pipe came to his death. There was no defect in construction which contributed to his death.

Judge Wentworth finds that "the said Edgar E. Chester came to his death at the said City of Boston, on the eleventh day of February, in the year of our Lord one thousand nine hundred and twelve, in consequence of falling down a pent hole while at work on the Copley Plaza Hotel then in process of construction, near Copley square in the City of Boston.

The deceased was a journeyman sheet-iron metal worker and was at work on the roof of this building preparing copper flashing to be used in lining this pent hole. No one saw the accident as there was no one on the roof but the deceased at the time it occurred. This pent hole was an opening a little over five feet square and there were two planks laid across it over which the workmen crossed from time to time as their needs required.

The deceased must have been crossing over these planks and he must have slipped as one of the planks was found at the bottom of the hole. He fell about sixty feet and struck on a large iron pipe and suffered the injuries as stated in the Medical Examiner's report. I am unable to state whether there was any negligence on the part of the deceased or not, but I do not find that the unlawful act of any person or persons contributed to the death."

A workman, Jeremiah Maher, employed in a new building 122 East Dedham street, while engaged in

hoisting a bucket through an open door, lost his balance and fell through the open hatchway, which caused his death. The death was in no way due to any defect in material or construction. The accident occurred March 4.

Justice Sullivan reports that the said Jeremiah Maher came to his death at the said City of Boston on the fourth day of March in the year of our Lord one thousand nine hundred and twelve, in consequence of a fall, purely accidental, from the second to the first floor in a building on East Dedham street, Boston, in process of construction, where he was working, on the said fourth day of March about two o'clock in the afternoon; deceased was hoisting a bucket of water through a hatchway in the second floor; in reaching for the bucket he in some way displaced some rails placed as a barrier about the hatchway, lost his balance and fell to the floor below. He was almost instantly killed. It did not appear that the unlawful act of any person contributed to his death.

A severe fire which occurred on the premises 465-469 Hanover street caused the deaths of several people. An examination of the matter of egress and other conditions shows that the building was of wood of third-class construction, and that there were two families on each floor; that each family occupied three rooms and that each family had one or more boarders. Two of the three rooms were occupied as bedrooms. Each family was protected as far as egress was concerned, there being two separate and distinct stairways running from the ground floor to the roof, with connecting balconies on each floor and both front and rear of building connecting with 473, which is a brick building. There were in all five different means of egress.

The fire started on March 4 in basement of building and followed up the back stairs to the roof, burning on both sides of hallway mostly in the rear. The front of building and front stairs remained intact.

The presiding justice (Murray) finds that "the said Carmella came to his death at the said City of Boston, on the fourth day of March, in the year of our Lord one thousand nine hundred and twelve, in consequence of injuries and burns received during a fire in a house 467 Hanover street, in said Boston, on said fourth day of March, about 4.30 A. M. The deceased, together

with three other victims of said fire, lived in the upper stories of said house, was evidently awakened from his sleep by said fire and made his way, covered with some of the bed clothing, to a window in the rear of his room, beneath which he was found in the area way outside the house a few minutes later in an unconscious condition. The deceased was taken to the Relief Station, where he lived less than three hours. The building was suitably equipped with fire escapes as well as suitable means of egress from within. The cause of the fire is unknown. The building was an ordinary frame building with stores on the ground floor and tenements above. I find that the death of the deceased was not due to the unlawful act or acts of any person or persons."

Other victims of this fire were: Antonio Francisco, Giuseppe Allegra, Giuseppe Chirafuli.

A building in process of construction at 966 Bennington street, East Boston, was toppled over by the excessive high wind which blew across the island on the evening of March 15. An examination of the premises showed that the frame was erected with the outside studding set to the plate and the first, second and third floors set. The main partition was in place and the structure temporarily braced. The foundation and underpin remain intact and the mortar used is of a very good quality.

On April 3 Mary L. Jenks, while entering the store 24-48 Winter street, was thrown to the floor by the action of one of the revolving doors. She died on the eleventh of the following May. The accident was not due to any fault in the construction of the door.

The presiding justice (Bolster) finds that "the said Mary L. Jenks came to her death at the said City of Boston on the eleventh day of May, in the year of our Lord one thousand nine hundred and twelve, in consequence either of pneumonia, contracted at the Grace Hospital, or injuries received on April 3, 1912, by being struck by a revolving door forming a part of an exit on to Winter street from the store of Shepard & Norwell. The deceased, a woman seventy-six years of age, in somewhat feeble bodily condition, while going through the revolving door of the usual type, was struck from behind by the door and thrown a short distance forward to the floor, receiving a fall

which caused a fractured thigh. Neither the evidence nor the Medical Examiner's report directly disclosed whether this fracture or pneumonia was the direct cause of her death. The evidence discloses that the revolving door was in good condition, has been both before and after the accident in common use, and is apparently an adequate and approved means of exit from the building. There is no evidence that the door was being violently pushed by any of the incoming customers using such door, and the deceased herself, when being asked about the accident, did not attribute her injury to the fault of any other person. I find that no unlawful act of any other person contributed to her death."

A mason by the name of Angelo Varnerin, who was employed on a building under construction to be used as a school on Magnolia street, was killed on April 3 by the falling of a stone upon the staging upon which he was at work. The rope of the derrick which was hoisting the stone parted and the stone fell on the staging, throwing off said Angelo. The accident was not caused by any defect in material or construction over which this department has any control.

At an inquest held before Judge Burke he found that "the said Angelo came to his death at the said City of Boston, on the third day of April, in the year of our Lord one thousand nine hundred and twelve, in consequence of a fall with staging at the building of the Benedict Fenwick School, Magnolia street, Roxbury, in process of creation. Deceased was a mason, and was at work on a staging; a derrick was used to lift the stones in place, he fastening the stone and conducting it to its place. By some fault or other, the rope broke, and the stone struck the staging upon which the deceased was at work and all fell to the ground. Angelo died at the City Hospital the same day. I do not find that the deceased came to his death by the unlawful or criminally negligent acts of any person or persons."

The chief of the Construction Division of this department made an examination of a slide of earth which occurred on the fifth of April, and reported that the contractors were using a power shovel in excavating in the basement, and that the location of the shovel was being changed. The engineer in charge of the

shovel had shut off the power and was about to notify the men at work of possible danger when the bank of earth slid or fell, and buried two men, one completely and the other partially. The structure was not in any way affected by reason of the slide as the excavation, though being carried on below the grade of the street, was not being carried below the caissons.

Justice Parmenter finds that "the said John McGrath came to his death at said City of Boston on the fifth day of April, in the year of our Lord one thousand nine hundred and twelve, in consequence of being crushed by falling clay in the subcellar of the new Filene Building at the corner of Washington and Summer Sts., Boston, April 5, 1912, about 8 a. m. My report in this case is included in my report on the case of William Peck (No. 4097)."

Justice Parmenter finds that "the said William Peck came to his death at the said City of Boston on the fifth day of April, in the year of our Lord one thousand nine hundred and twelve, in consequence of being crushed by falling clay in the subcellar of the new Filene Building, at the corner of Washington and Summer Sts., Boston, April 5, 1912, at about 8 A. M.

An electric shovel was being used to excavate the subcellar, which was forty feet or more below the street level. Peck and one John McGrath were employed to clear its path and to lay planks for it to run on when it was moved. The shovel was at work and the two men were standing by it when a mass of clay and sand fell from above upon them, burying McGrath and partially covering Peck. McGrath was killed at once and Peck survived less than two hours.

It was impracticable while shoveling was going on to shore up the wall of earth at this place. Probably the digging or other building operations had shaken or loosened the earth and made it more likely to fall, and in fact small quantities of clay and sand had fallen at different times during progress of the work. The danger was, however, known to the workmen and apparently unavoidable. I do not find negligence on the part of any person."

An old building situated at 17-19 Edinboro' street was being remodeled under a permit issued by the department, and the fronts of these buildings collapsed on May 10, causing the deaths of several of the workmen.

Our inspector reports as follows:

January 23. Examination for permit.

March 20. Excavating.

March 25. Foundation, change of plan. Note.— It was proposed to use the old rubble foundation under the party wall, but this was abandoned and a new foundation built at side of old wall.

April 5. Started brickwork.

April 8. Started brickwork at rear.

April 11. Building side wall, first story.

April 26. First floor on.

April 29. Part of first floor on.

April 30. Excavating for pier at front.

May 3. Working on rear wall.

May 8. Third floor on in part.

No complaint of any violation of law had been filed or reported by the inspector, except the one referred to in the note above.

The plans were drawn by Mr. William E. Clarke of 15 Court square. The plans, application and building, as far as it had progressed, conformed to the requirements of law. The walls were 20 inches thick in the first story, 16 inches in the second and third stories, and 12 inches in the fourth and fifth stories, and the foundation was of granite.

The accident was occasioned by the temporary supports under a 15-inch I-beam at the front of the building, first story, being knocked out (in some manner not determined at this writing) and a portion of the superimposed structure falling down. The accident was not caused by any improper material used in construction.

Upon a later examination and investigation of the building the same inspector says: "At the front, between the first column and the to be building line, the 15-inch I-beam girders had been placed to support the first, second and third floors and were in part supported by temporary shores of ample strength to carry the load resting upon them. In the cellar the old foundation of the former building had been removed and the new front foundation built to a little above the cellar bottom. This work was done following my inspection of May 8. To do this work, the shore which was in position when I visited the premises on and previous to May 8 had been removed and the form of shoring here shown of drawing substituted. This shore was made

up of a jack-screw resting upon a 6-inch by 12-inch by 28-inch horse power block, in turn resting upon the foundation of the old party wall. Upon the top of the jack-screw was a short strut reaching to the underside of the I-beam girder; the distance between the stone foundation and the underside of the girder being about 6 feet. This shore was displaced by reason of a shock from some material being carelessly thrown against it and was the cause of the accident."

At an inquest holden on the 29th of May in the year of our Lord one thousand nine hundred and twelve Judge Sullivan found "the said Louis Sechter came to his death at said City of Boston on the eleventh day of May in the year of our Lord, one thousand nine hundred and twelve, in consequence of being crushed and wounded by the partial collapse of the building numbered 17 and 19 Edinboro' street, in Boston, about ten minutes past eight o'clock A. M., on May 16, 1912. The premises were owned by Morris Gutlon, for whom a five story brick — second-class — building was in process of erection by Max Hurwitz of 10 Millmont street, Roxbury, who held a contract with the owner to do all the work of erecting said building. The building was to be about 44 feet front and about 57 feet deep. The work begun about February 21. Part of the two side and the rear walls were built and the 1st, 2d and 3d floors were laid by the morning of May 10th. The first floor rested on a 15" iron beam running through the center of the building from front to rear, which iron beam was supported by the rear wall and three iron columns placed about 12 feet apart and four temporary wooden supports, one of them being placed under the front end of the 15" iron beam and about 12 ft. distant from the nearest of the 3 iron columns. Each of the other two floors was supported in the same manner by iron beams and iron and temporary supports placed over the columns and support sustaining the next floor below. This method of support was of ample strength to carry the weight superimposed on the iron beam and under the first floor. It was obvious however to said Hurwitz, the contractor, who supervised the whole work, that the temporary wooden support under the extreme front end of the 15" iron beam was wrongly placed as much as it stood where the front wall was to stand and would therefore have to be removed before that wall, which was to take its place as a support for the front end of the 15" iron beam,

could be built. The mason began to build the front wall on May 9th, the day before the accident. Early on the morning of May 10th, the said Louis Sechter who was one of the carpenters employed in said construction, and the said Hurwitz, the contractor removed the temporary wooden support that was under the extreme front of the 15-inch iron beam so as to make the space it occupied clear for the building of the front wall. This they did by putting a 6" \times 12" \times 28" block across the foundation of an old party wall, on top of this block a jackscrew and on top of the jackscrew, reaching to the underside of the 15" iron beam, a wooden support. The iron girder was raised by means of the jackscrew sufficiently to permit the removal of the temporary support at the front end, and the block, jackscrew and wooden support on top of it were left in place some six inches from the location of the inside face of the front wall, to take the place of the temporary support removed. This was done without the approval or knowledge of the building inspector. It was unstable and unsafe and was liable to give way under a lateral pressure or blow. This substitution of the end support was completed at 7.15 A. M., on said May 10. The masons, one of whom was one Louis Aronson, began work on the front wall at 8 o'clock A. M. At 8.10 the front part of all the floors collapsed and Sechter and said Aronson were crushed beneath them, both were taken out and removed to the Grace Hospital. Aronson died in a few minutes, Sechter died the next day. It did not appear what was the immediate cause of the accident, but it was probably some blow or pressure against the jackscrew support, which was due in part to the negligence of said Max Hurwitz in substituting an unsafe temporary support for one that had been approved by the building inspector."

A brick second-class building, in process of construction at 9 Charter street, suffered a partial collapse of the front wall, carrying with it the front portions of the second, third and fourth floors.

The application to alter the building was made March 8, 1912. The plans were examined March 20, 1912, and were not approved because the plans and application were not descriptive of the proposed alterations. The plans were taken to amend March 22, 1912, were approved March 25 and the permit granted March 27, 1912.

On April 23, the contractor, Antonio Del Signore, started taking down the inside partitions.

April 26, 3 p. m., excavating in cellar.

April 30, 9 a. m., foundations under party wall; condition of work good.

May 1, 9.45 a. m., foundation good; ordered section of rubble wall taken down and rebuilt.

May 3, 10.25 a. m., foundations and framing first floor; condition of work good.

May 7, 9.20 a. m., framing second floor; condition of work good.

May 10, 10.45 a. m., framing and patching walls; good.

May 14, 10.40 a. m., brickwork, lining rear wall; condition of work good; ordered front wall stayed till taken down.

May 21, 9.20 a. m., brickwork at fourth story, rear wall; condition good.

May 23, 12.15 p. m., examined premises and found that since my last examination of May 21 the contractor had removed the old roof, also a portion of the front wall and had placed the material from same on floors installed; also had lined the east party wall and had performed the work in such a manner (the same not being properly bonded into the old work) that it caused the lining of the fourth to buckle and fall by reason of the same overloading. No one was injured.

In some unknown manner a carpenter, Brian Galligan; while engaged in placing a wooden frame on May 24 in one of the rooms of the building 69 Eastern avenue, fell from the staging upon which he stood. The accident was not caused from any defect in the staging. Galligan was almost instantly killed.

Justice Wilfred Bolster finds that "the said Brian Galligan came to his death at the said City of Boston, on the 24th day of May in the year of our Lord one thousand nine hundred and twelve, in consequence of injuries received by a fall from a staging at the Quincy Cold Storage Company, 69 Eastern avenue, Boston. In the early afternoon of the same day the deceased, a man about twenty-five years of age, was working as a carpenter placing forms to sustain concrete arches in a ceiling. To do this he used a staging about 8 by 12 feet, hung by beam clamps from the floor joists. He had built this staging himself and

had been required to rebuild it of stronger materials before using it. Access to the staging was obtained through a hole in the floor about 4 feet in diameter, directly above the centre of the staging. There was apparently no eye witness to the accident. The deceased was found in an unconscious condition on the basement floor about twenty feet below the staging. The staging was intact and unbroken. The only possible conclusion is that the deceased through lack of caution, or some accident, lost his balance and fell to the floor below. I do not find that the unlawful act of any other person contributed to his decease."

On May 27 a portion of the basement floor of the new Gilchrist Building in process of erection at the corner of Washington and Winter streets fell into the sub-basement. Our inspector's report shows that the frames of the floor had been riveted together except at the point where the 20-inch I-beam girder joined the column No. 8, at which place the temporary bolts used in assembling the work had not been removed and the riveting done, because of a contemplated change of plan due to the construction of the Winter Street Subway. The builders had overloaded (with material of construction) the floor and the resultant break in no way affected the general strength of the building, as it was local in nature.

On June 1 a workman named Carmina Giacobbe, employed as a laborer on the building in process of erection at the corner of Burke street and Columbus avenue, was ordered by the foreman to climb to the top of a shute and make it fast by means of a rope. The shute was used to conduct wet concrete mixture. While in the act of tying the rope Giacobbe in some manner lost his hold and fell to the ground and received injuries which caused his death.

Judge Palmer finds that "the death of the said Giacobbe was caused by accidental injuries sustained by him about 9 o'clock A. M., on June 1, 1912, in consequence of falling from a chute used in connection with the concrete work on the new Waitt & Bond Building at the corner of Burke street and Columbus avenue, the circumstances of this accident being as follows:

Deceased, a concrete worker or laborer, in good health and with long experience in working and climbing about structures used in concrete work, was ordered by his

foreman to climb to the top of the chute, a distance of about 62 feet from the ground, and tie a rope about it, for the purpose of staying it. This chute was not in use at the time, and there was no other person upon it, and deceased had climbed it, or others like it many times before. Deceased climbed the chute and tied the rope as directed, and fell to the ground, thereby receiving injuries which were immediately fatal.

There was no evidence indicating how deceased came to fall from the chute, but the circumstances leave it to be inferred and I find that the occurrence was a pure accident, to which the act of no other person contributed."

On June 20 a house painter named James Young, while engaged in replacing a split clapboard with a new one, pushed the staging upon which he was at work away from the building. This caused him to lose his balance, he fell to the ground and received injuries which caused his death. The accident was not the result of any improper construction.

Justice Ely finds that "the said James Young came to his death in the said City of Boston on the twentieth day of June, in the year of our Lord one thousand nine hundred and twelve, in consequence of falling from a staging at 41 Auckland street in the said City of Boston and thereby fracturing his skull, on said twentieth day of June at about half past one o'clock in the afternoon. At the time of this accident said Young was engaged in painting a house with two other men who were in his employ. Said staging consisted of a ladder laid horizontally with a board laid upon it in swings and supported by pulleys. Said staging had been erected by said Young and his two employees. It was in good condition and in no wise defective. It had been in use for several days. At the time of the accident it hung on a level with the floor of the second story of the house. Young found a clapboard that was split and was replacing it with a new one. He had taken out the old clapboard, measured the space, cut off the new clapboard at the proper length and stood up on the staging to put the new clapboard in place. His weight pushed the staging away from the building and he fell between the staging and the building to the sidewalk and received the injuries that resulted in his death. He was taken

to the Boston City Hospital at once, where he died of his injuries at twenty minutes after five o'clock on the same day. He was 74 years of age. I find that the cause of his death was purely accidental and that no unlawful act of any other person contributed to his death."

Elmer F. Morgan, a carpenter, while at work shingling a roof at 19 Dunster road, was on June 24 overcome by the heat and fell to the ground, which caused his death. There was no defect in construction or material which in any way caused his death.

The following findings are returned by Judge Bolster: That "the said Elmer F. Morgan came to his death at said City of Boston on the twenty-fourth day of June, in the year of our Lord one thousand nine hundred and twelve, in consequence of injuries received shortly before noon on the same day through a fall from the roof of a building in process of construction at 15 Dunster road. The deceased, a carpenter about fifty-two years of age, had been working shingling a gable end on the building. The day was very hot and he had a few minutes before been advised by the man who was working with him to get out of the heat, owing to his appearance. He was next seen falling from the building. The staging on which he worked remained intact. A little below on the slope of the roof hung a smaller stage used in shingling, fixed in the ordinary way. This fell with the deceased and on subsequent examination one of the nails used to attach this stage to the roof was found to have drawn straight without bending, a result which could only have been reached through an upward pull to dislodge the staging from the roof. The only logical conclusion from the evidence is that the deceased was overcome by the heat, lost his balance and in some way caught at the 2 × 4 timber, forming a part of the smaller stage which gave way, giving it an upward pull of a sort which it was not constructed or designed to meet, and thereby dislodging it.

I do not find that the unlawful act of any other person contributed to the death of the deceased."

The accidental knocking away of the staging upon which Peter Turnquist was employed was the cause of his death. He was employed in finishing a cement ash pit and was standing upon a staging composed of

several boards laid across two wooden horses. A teamster, who was engaged in carting away the debris, in driving out struck the staging upon which Turnquist was standing and threw him to the ground. He was brought to the hospital and died from his wounds. The accident, which occurred on August 3, on the premises of the Edison Electric Illuminating Company, L street, South Boston, was in no way due to anything over which this department has control.

Judge Logan finds that "the said Peter Turnquist came to his death on the third day of August, in the year of our Lord one thousand nine hundred and twelve, in consequence of falling from a staging on which he was at work putting cement upon the outside of an ash pit which was being built upon the premises of the Edison Electric Illuminating Company on L street, in South Boston. It appears that the deceased was at work on the premises of the Edison Electric Illuminating Company on the morning of August 3, 1912, and was employed there for the purpose of finishing the surface of cement pit which was being built on the premises of the above named corporation. For the purpose of performing his work he was standing upon a staging which rested upon two wooden horses, the staging being 10 feet above the ash floor and parallel with it. A two-horse tip cart, driven by John J. O'Brien, was in on the floor of the ash room where the driver, John J. O'Brien, was at work picking up the rubbish and broken brick which were on the floor. Having loaded the tip-cart, O'Brien drove towards the staging and in making a turn to the left, the left end of the neck yolk of the wagon pole caught the leg of one of the wooden horses which was supporting the staging upon which Turnquist was standing, broke the leg of the wooden horse and Turnquist was thrown back to the ground, fracturing his skull. He was taken to the Carney Hospital, where he died on the morning of August 3d, 1912.

I find that the deceased, Peter Turnquist, came to his death by accident, and that the criminal act of no other person contributed thereto."

On the afternoon of August 5 James Regan, a roofer, employed on the building 105 Peterborough street, while covering the edge of a cornice with tarred paper, lost his balance and fell to the ground, which caused

his death. The accident was not caused by any defect in material or construction of the building.

Judge Bolster reports as follows: That "the said James Regan came to his death at the said City of Boston on the fifth day of August, in the year of our Lord one thousand nine hundred and twelve, in consequence of a fall from the roof of a building numbered 105 Peterboro street shortly after noon on the same day. The deceased was a roofer, and together with two other men was covering the front part of a flat roof on said building with tarred paper preliminary to covering the same with tar and gravel. The strip across the front of the building was being laid by the three men working at a distance of about twenty feet from each other. The deceased was working at the corner of a bay window, the upper part of which formed a projection on the same level with the flat roof. He was bending over and fastening the tarred paper to the front side of the building where the paper turns over to make the angle of the roof. He evidently lost his balance through leaning over too far and fell a distance of about fifty feet to the ground, receiving the injuries causing his death. I do not find that the unlawful act of any other person contributed to his death."

A carpenter, named Arthur Tottier, employed on the building 355 Charles street, was killed by a plank falling on him, which was dropped by a fellow workman. The accident occurred on October 24.

On August 29 Mr. Alfred Hooper, a carpenter, employed in placing some concrete forms in the building of the Young Men's Christian Association in the process of construction, was killed as a result of a fall from the fourth to the third floor. No reason can be determined as to what caused the fall.

At a duly holden inquest, Judge Duff finds that "the said Hooper came to his death at the City of Boston on the twenty-ninth day of August, in the year of our Lord nineteen hundred and twelve, in consequence of a fractured skull and other injuries sustained by a fall from the fourth to the third story of the new Young Men's Christian Association Building on Huntington avenue, where he was working as a carpenter upon forms to hold the tile and cement floors to be laid. He had laid them long enough to be familiar with

conditions and there is nothing to indicate the cause of his fall, which must have been due to accidentally slipping or in some other way losing his balance. I do not find that the unlawful act of any person contributed to his death."

The building situated at 388 Main street, Charlestown, caught fire about nine o'clock November 18, and as a consequence of this fire three men, Patrick Hawes, Ellard Aulenburg and Maurice W. Powers, lost their lives. The building is of wooden construction, 20 feet by 33 feet and four stories high, with pitched roof, and was well and substantially built about fifty years ago, then as a one-family house, but in recent years it has been changed to a lodging house.

The fire had its origin in a woodshed at rear, which is connected with the main house by a door in the basement; the fire was probably caused by the careless use of matches. The fire ignited the woodwork in basement hall and ascended through the halls and stairs to the top floor. The fire made considerable progress before the arrival of the Fire Department, the greatest damage being done to the front chambers of the third floor. The loss on building amounted to about \$1,500.

The means of egress were as follows: Two (2) stairways from first to second story. One (1) stairway from second to third story. One (1) stairway from third to fourth story.

Additional egress and fire escapes should be required in the building. The construction of the building was not affected.

At an inquest duly holden, Judge Preble finds that "the said Powers came to his death at said Boston on the eighteenth day of November, in the year of our Lord one thousand nine hundred and twelve, in consequence of being suffocated at a fire in the premises numbered 388 Main street, Charlestown, within the judicial district of said court.

It would appear from the evidence that a fire started in a woodshed in the rear of and attached to said premises, the door to the staircase being within a few feet of it and open; the fire rushed up the staircase and partially destroyed the second, third and fourth floors.

The deceased, who was a lodger in said premises, occupied a room on the third floor. He was first observed by Officer Richard J. Pickett of Station 15,

coming down the stairs in his underclothes and on fire. With the assistance of Dr. Patterson, the fire was extinguished and he was immediately sent to the Relief Hospital, where he died November 19, twenty-six hours after being admitted.

The building was a wooden four-story structure and had been built about fifty years and was not of modern construction.

I find that by reason of the construction of said building, which was prior to the Acts of 1907, and as notice had not been given to the owner to furnish additional means of egress, that the unlawful act of no other person contributed to the death."

At an inquest duly holden, Judge Preble finds that "the said Aulenbury came to his death at said Boston on the eighteenth day of November, in the year of our Lord one thousand nine hundred and twelve, in consequence of being suffocated at a fire in the premises numbered 388 Main street, Charlestown, within the jurisdiction of said court.

From the evidence it would appear that a fire started in the rear of and attached to said premises, the door to the staircase being within a few feet of it and open; the fire rushed up the staircase and partially destroyed the second, third and fourth floors.

The deceased, who was a lodger in said premises, occupied a room on the third floor in the front of said building and was found near a partially opened window, suffocated and dead when first observed by the fireman.

The building was a wooden four-story structure and had been built about fifty years and was not of modern construction.

I find that by reason of construction of said building, which was prior to the Acts of 1907, and as notice had not been given to the owner to furnish additional means of egress, that the unlawful act of no other person contributed to the death."

John Fitzpatrick, employed in cleaning up the debris around a partition in the building 102 Longwood avenue, was injured through the carelessness of a fellow workman. A carpenter, without warning, sawed through the supports of the partition, which caused the partition to fall, thus injuring Fitzpatrick, who was taken to the hospital but after a week was discharged. The accident occurred on December 2.

On December 8 the plastering fell from the ceiling of the dining room of a flat on the third floor of the building 1947 Washington street. One of the tenants, Morris Goldstein, was injured by the falling plaster. The building was an old one and the plaster had become loosened from some unknown cause.

Dennis McDonald, a laborer employed in the demolition of the building at the corner of State and Devonshire streets, was killed on December 23 by the falling of a frame and door of a safe which was being removed. McDonald was assisting two safe removers who were considered as experts and who had employed all known safeguards for the doing of the work.

Judge Wentworth at an inquest finds that "the said Dennis McDonald came to his death at the said City of Boston on the twenty-third day of December, in the year of our Lord nineteen hundred and twelve, in consequence of the steel casings and the safe door falling on him while at work removing these steel casings and door from the vault in the Merchants National Bank Building at 28 State street, Boston, which was in process of demolition.

This building was being torn down by the firm of T. A. Elston & Co., and in the process of destruction, these steel casings and door of the safe on the second floor of the building was being removed. This door and casing weighing about nine tons were in an upright position and had been wedged up so that they slanted a very little inward in order to get the iron plate beneath the casings to move it out on. There was a space of about five inches between the top of the casings and the iron beam over it. The casings and the door were braced with wooden blocks between the casings and this beam as a further protection against the casings and door falling outward. It was the intention after getting the casings and door into position to move it outward by means of a jack. There was a space of a quarter to three-eighths of an inch between the casings and the bedplate in front and the back of the casings rested on the bedplate. The door of the safe was open, which appeared to be necessary in moving the casings and door. Without warning of any kind, these casings and door fell forward falling on the deceased and crushing him to death.

The Thomas A. Elston Co. is a large contracting firm in the City of Boston and do a large business taking down buildings of this kind. Mr. Elston testified that in the course of his business, he had often taken these safes out of a vault with his own men but in this particular instance, in order to be more careful, he had asked Mr. John J. Hogan of the Remington and Sherman Safe Company of Boston to loan him two men who might be experts in moving safes. Mr. Hogan sent him Arthur C. Sutherland who had been employed by this safe company for the past six years, and has acted as foreman for the firm for the past five years, and also John J. Cavanaugh who had worked for twelve years taking down, finishing and repairing safes and had worked for practically all the safe companies in the city. Mr. Elston took these two men into his employ for this purpose and gave Sutherland who had charge of the removing, two other men, one of whom was the deceased, to assist him. I find that both of these men were perfectly competent to do this work; in fact they were experts. Mr. Sutherland could not explain how the casing could fall forward when they were slanting slightly the other way, but Mr. Cavanaugh seemed to think that the heavy iron door, which was open, must have been of sufficient weight to cause it to fall forward and I find this to be the fact.

The casings were removed from the body of the deceased and he was taken in the police ambulance to the Relief Hospital where he was pronounced dead.

I do not find any criminal negligence on the part of any person which resulted in his death."

On January 17, 1913, Guy Portannova, a roofer in the employ of Warren Brothers Company, while at work on the administration building of the Peter B. Brigham Hospital, at the corner of Huntington avenue and Francis street, was injured by the breaking of a defective rope sling which was attached to a portable derrick. He was removed to the City Hospital and has since recovered.

George A. Hussey, a workman employed on the addition to the Art Museum, 180 Fenway, was injured by the falling of a stone against his leg. A strong current of wind caused the boom of the derrick to be

SUMMARY OF ASPHYXIATIONS

BY ILLUMINATING GAS, FEBRUARY 1, 1912,
TO JANUARY 31, 1913.

An unknown man, about twenty-five years of age, was found dead on the floor of a room, 3 Lathrop place, on February 2; the gas was escaping from an open burner in the room. This department can find no definite information about the circumstances, but is inclined to believe that the causes of gas escaping were of an accidental nature. Fixtures, which are of an old installation, were found to be in good condition.

On the 4th of February John Chapman arrived at his room, situated at 2971 Washington street, at about 2 a. m. He was partly intoxicated. It is believed that in attempting to light the gas he left it escaping. At 10 a. m. he was found fully dressed lying across the bed and was removed to the hospital, where he recovered from the effects of the gas poisoning. The fixtures are of an old installation.

Thomas W. Johnson was found dead in a room at 26 Worcester street on February 13. The gas was turned on full and from letters and other information it is evidently a case of suicide. A swinging gas bracket was found to be in good condition; an old installation.

The circumstances relating to the case of John R. Simon, twenty-seven years of age, would seem to indicate an attempt at suicide. Simon was found in his room, on February 13, at 64 Bowdoin street, suffering from gas poisoning, and was taken to the Relief Hospital, where he recovered. An examination of the two fixtures in the room showed them to be in good condition; an old installation of fixtures.

On the morning of February 14 one Fred Seymour was found dead from gas poisoning in the lodging house 43 Bowdoin street. Gas escaped from two cocks in

the room and the facts point to suicide. The cocks mentioned were found to be in good condition and are of old installation.

Ronald M. McEchern, who roomed at 100 West Canton street, was overcome on February 19 by gas which escaped from a bracket which he accidentally left turned on when he retired for the night. The gas bracket was found by our inspector to be in a poor condition. This department has caused the said bracket (which is of old installation) to be repaired.

Elizabeth P. Hayes, living at 2757 Washington street, was found dead in bed owing to gas poisoning. Death probably was accidental. The fixtures in the house were found to be in a bad condition, and the owner was notified to have same remedied. Death occurred on the 20th of February. The fixtures are of an old installation.

Thomas Lynch and his wife hired a room at 7 Bowdoin street about 6 p. m. on February 21. The next morning both were found overcome with gas and were removed to the Relief Hospital. The man recovered and the woman died. It is believed that the gas was accidentally turned on after the light was extinguished. The gas fixtures in the room were found to be in good condition and of old installation. This department made an examination of the other fixtures in the house and caused certain alterations to be made.

The wind blew out the gas in the sleeping room of John Craven, who was sick with asthma. In order to get relief he left his window open and because of his weakened condition the escaped gas was sufficient to kill him. The accident occurred on February 22, at 20 Darling street. The fixtures are of old installation.

Daniel Ford, while in a drunken condition in a room in the house situated at 30 Cambridge street, on February 26, accidentally turned on the gas. He was removed to the Relief Hospital, where he recovered. The fixtures are of old installation.

Frank Simpson accidentally turned on the gas in his room, 7 Burroughs place, on February 28. He was

under the influence of liquor and was removed to the hospital, where he recovered. The bracket in his room was found to be in good condition and is of old installation.

Ignorance of the use of gas is probably the cause of the death of Joseph Arsenault, twenty-four years of age, who was found dead March 1 on the premises 1200 Washington street. Information obtained by our inspector tends to show that the young man blew out the gas. The fixtures are of old installation.

On March 5 a man named John Grady was found by the police overcome by gas in a vacant building, 1218 Washington street. He had been detaching the gas meters and stealing the connections. He was taken to the hospital and when he recovered from the effects of the poison he was arrested on the charge of breaking and entering and larceny and given a jail sentence. This department supervised the installation of new connections to take the place of the damaged ones.

Isaac Karnitz, who conducted a tailor shop at 1049 Blue Hill avenue, was found in an unconscious condition lying on his bench. The rubber tube which connected his iron with the bracket was disconnected, allowing the gas to escape. It was the custom of Karnitz to go to sleep on this bench and it is supposed that he accidentally pulled the tube from the bracket. He was taken to the hospital on March 12 and was later discharged. All gas fixtures, which are of old installation, were found to be in good condition.

The three children of Mr. Edward E. Murphy were overcome by illuminating gas on March 13. The mother of the children arose shortly after midnight to warm some food for the youngest child. Mrs. Murphy was not feeling well, and while turning off the gas key partially turned it on again, which allowed the gas to escape. Catherine Murphy, about seven years of age, awoke about three o'clock the same morning and complained of being sick to her mother; the mother investigated, found the gas leak and awoke her husband. The three children were taken to the open air and revived. The husband then tightened the key in the gas bracket.

The department examined all the fixtures in the tenement and notified the owner to have them overhauled. The fixtures are of old installation.

On March 20 Charles Curran, residing at 2 Farragut court, was found dead in bed by his wife. Said Curran arrived home about three o'clock a. m., and about seven o'clock gas was smelt in the house and traced to his room, with the gas cock partly turned on. The fixtures in the room were found to be in good condition and are of an old installation.

John A. Kerr, fifty-eight years old, residing at 88 O street, came to his death on March 24 by inhaling illuminating gas, probably through accident. From a nipple cock attached to a bracket ran a rubber tube to a gas radiator; gas was found to be escaping from this tube. The bracket was found to be in good condition and is of an old installation.

Ellsworth Ferguson, forty-eight years of age, was found dead from gas in his room, situated at 21 Concord square, on March 26, and it was the opinion of those who knew him that he committed suicide. The gas fixtures in his room consisted of a swing bracket and a connection for hose back of the bracket; the hose led to a heater. The gas was turned on but not lit. The gas keys were found to be in good condition and are of an old installation.

The ingenuity of Joseph Uhrig, living at 2986 Washington street, seventeen years of age, came near being the cause of his death. He drilled the key of the gas bracket in his bedroom and attached a string to same, so that he could turn off the gas while in bed. He had on the night in question attached the gas radiator by a hose to gas fixture; the hose did not fit properly and fell off and as the gas was not fully turned off the gas escaped. The department found that the pins had been removed from several of the gas keys in several of the other rooms and ordered the owner to have them replaced. The fixtures are of an old installation. Accident occurred on the 3d of April.

From a letter left by Miss Lillian Schooner, who was killed by illuminating gas on April 5, it is evidently a

case of suicide. She lived at 141 Harrishof street and was in poor health. The gas fixtures were found to be in good condition and are of an old installation.

Evidence tends to show that William J. McKenna, twenty-eight years old, of 221 Heath street, came home drunk on April 16, and was found dead about 6 p. m. A swing bracket with its hose fittings were found to be very loose, and due to the condition of the man it was easy for an accident to occur. Other keys in the house were also found to be in a dangerous condition. Attention was called to these matters and the landlady promised to have them fixed. The fixtures are of an old installation.

On April 24 John J. Dolan, 1 Riverside street, while intoxicated, partially turned on the gas, and because the window happened to be open he escaped death. A two-light gas fixture in the room was a new one with approved Boston keys and was in good condition.

John Petery, twenty-seven years of age, was found in bed, at 47 Appleton street, with the key of the bracket partially turned on. The man was under the influence of liquor when he went to bed and it is supposed he accidentally turned on the gas. He died on April 27. On inspection, the bracket, which was of an old pattern, was found to be in good condition.

John J. Moran was removed to the City Hospital on April 30, from the lodging house 1479 Washington street, from the effects of gas poisoning. He was found with the end of a gas tube in his mouth with the gas from the burner fully turned on. An examination by this department showed the fixture to be in good condition and to be of an old installation.

Richard J. Horan, fifty-seven years of age, residing at 67 Waverly street, was found unconscious from the effects of inhaling illuminating gas on May 3; a doctor was called, but Horan died on May 8. No information as to the cause of the gas escaping could be obtained; the gas brackets in the room were found to be in good condition and of old installation.

John H. Bell, sixty-eight years of age, attempted to take his life by inhaling illuminating gas at his resi-

dence, Suite 20, 75 Astor street. He drew a chair up to the gas range in the kitchenette, rested his face on the range and turned on the gas. He was taken to the hospital, where he recovered. The affair occurred on May 11. The fixtures are of an old installation.

Two gas keys of some fixtures in the apartment 135 Appleton street were found turned on, on Sunday morning, May 12. As they were both in good condition the department could find no reason for this. John Leddington was rendered unconscious from the escaping gas and was removed to the City Hospital, where he recovered. The fixtures are of an old installation.

Emma Dinneen, eighteen years of age, was found unconscious in the bathroom, 4 Flint place, on May 20; she was removed to the City Hospital. A stiff bracket, Boston key, was found to be in good condition.

It was reported to this department that one Franklin Abbott, of 158 West Concord street, committed suicide by illuminating gas. Fuller investigation shows that the man died from natural causes. The gas bracket was found to be in good condition. He died on May 22. The fixtures are of an old installation.

Richard P. Metcalf, fifty-five years of age, was found dead in bed with a rubber tubing at his side which was connected to bracket from which gas was escaping. The suicide had stuffed the windows and doors with pieces of cloth. The successful attempt at suicide occurred on the 29th of May, at 37 Moreland street. The gas mantle had been removed in order to attach the tube. The fixtures were in good condition otherwise.

A man afflicted by paralysis, named George H. Wickes, in turning off the gas accidentally turned it on again. He was found dead in bed. A single pendant, with Boston key, was found to be in good condition. The accident occurred on May 21, at 11 Glenway street.

Herbert J. Arnold, seventeen years of age, a sufferer from rheumatism, took his life by the aid of illuminating gas at his home, 426 Hyde Park avenue, on June 1. He went to the bathroom about 3 a. m., turned on the gas

and braced himself against the door. A stiff bracket, with a Boston key, was found in good condition.

On July 3 Albenia Smith, thirty-five years of age, came to her death by gas poisoning in her lodging house, 368A Tremont street; the medical examiner pronounced it a case of suicide. The victim had put a tube which was connected with a pendant (after turning on the gas) in her mouth. The gas fixtures, which were of old pattern, were found to be in fair condition.

A young man, nineteen years of age, named Thomas Carey, was found by his mother on July 24 unconscious from the effects of illuminating gas. The gas tube which connected the pendant cock with the cock of a hot plate was disengaged and the gas was escaping. The department caused a rearrangement of the gas fixtures in the kitchen to be made. Carey, who lived at 604 Dorchester avenue, recovered. The gas fixtures are of an old installation.

A young lady, eighteen years of age, Lillian V. Silva, while suffering from the effects of overstudy, ended her life by inhaling illuminating gas at her home 740 Harrison avenue. She attached a rubber tube to a ceiling pendant and placed the other end of tube in her mouth. The fatality occurred on August 3. The gas fixtures were found to be in good condition and to be of old installation.

John Brady, twenty-five years of age, plugged all crevices to prevent the escape of gas from the room which he occupied at 47 Walnut street. He turned on the gas, which caused his death. This occurred on the 18th of August. The only gas fixture in his room was found to be in good condition and to be of old installation.

A new arrival in this country, named Nicholas Angelonus, twenty-three years of age and unfamiliar with the use of gas, turned on the gas and then hunted for a match to light same. He was not able to find one, but failed to turn off the gas. A friend found Angelonus unconscious; he was taken to the hospital, where he recovered. A single swing bracket of old pattern was

found to be in fair condition. The accident occurred on August 26, at 719 Tremont street.

Henry B. Cecil (Brother Virgil), was found dead in bed at 5 Seaver street, East Boston, on August 27. The medical examiner reports "The circumstances of his death indicate suicidal." The gas fixtures, of old installation, were found to be in good condition.

On September 10 Dr. Charles S. Bartlett took his life by the aid of illuminating gas at 22 Blagden street. The two brackets in his room were found to be fully turned on. The gas fixtures, which were of an old installation, were found to be in good condition.

An unknown man, about thirty-two years of age, supposed to be Frank Ress, lodging at 36 Williams street, on retiring about midnight on September 10, left word not to be called, as he was not going to work the next day. As he did not appear as usual, his door was forced open and it was found that he had committed suicide. He turned on the gas after plugging the cracks around the windows and doors. Gas fixtures were found to be in good condition and were of old installation.

A citizen of Albany, N. Y., was found dead in his room at the Thorndike House, 76 Green street, where he was registered as a guest. He was found on September 19, and gas was escaping in his room from a swing bracket. The name of the victim was Frank J. McNeeley, and he was forty-nine years of age. The gas fixtures, which were of an old installation, were found to be in good condition.

Justice Murray reports that "the said McNeeley came to his death at the said City of Boston on the 19th day of September, in the year of our Lord one thousand nine hundred and twelve, under the following circumstances. The deceased, 40 years of age and a highly respected citizen of Albany, left that city about noon of September 18, 1912, for Troy, N. Y., from which place he boarded a train for Boston, reaching here at a late hour on the night of the said September 18. For a couple of days prior to this time the deceased had been imbibing freely. Shortly after midnight on September 19, 1912, the deceased made his way through Green

street in said Boston, to a public lodging house known as the Thorndike House. He was alone when he entered said house, procuring a room to which he was shown by the night clerk, after he had called for and drunk an unusual amount of ice water.

He was last seen alive in said house in a toilet room across the hall from his room.

About ten (10) o'clock A. M. on said nineteenth day of September an odor of escaping gas was detected coming from the room occupied by the deceased, which resulted in an immediate investigation. When loud knockings on door of said room failed to arouse the inmate, an entrance thereto was gained through an outer window; the room was found to be filled with gas and the said McNeeley was found dead, his body stretched across the bed. The only gas jet in the room was found to be fully turned on. Conditions about the room indicated that the unfortunate man, after retiring, must have been taken ill through the night, gotten out of bed, lighted the gas, as some burned matches were found under and near the gas jet in said room, later turning the gas off and unwittingly turned on the supply again before getting back to the bed again, and soon fell into a sleep from which he never woke.

Death was probably accidental. I find that the death of the deceased was not due, either wholly or in part, to the unlawful act or acts of any person or persons."

William Beekman, seventy-four years of age, was found overcome by illuminating gas on September 24, at the lodging house 131 Pembroke street. As two of the windows in his room happened to be open he was not dead when found, but died sometime afterwards. Mr. Beekman was in the habit of disconnecting the tube which connected a hot plate with a bracket when he had finished using the hot plate. The accident was probably caused by his neglecting to turn off the gas when he took off the tube. The bracket was of old style and in fair condition. Certain changes were ordered in the gas fixtures of the house.

Victor Clement, according to his family, committed suicide at his home, 644 East Eighth street, from inhaling illuminating gas. A swing bracket of old pattern was found in good condition. The deed was committed on October 4.

It is probable that Harry E. Ring, thirty-seven years old, took his own life by illuminating gas at his home, 4 Staniford place, on October 5. About three o'clock in the morning he asked his wife to go downstairs and get him a glass of water; when she returned she found the door locked and he laughingly refused to let her in. She then went downstairs and slept on a couch. At about a quarter of seven the police were called and the door was broken in, and Ring was found dead with the end of a gas tube in his mouth. The gas bracket of the room, which was of old installation, was found to be in good condition.

An old man, E. A. D. Newton, eighty-four years old, was found dead in his room, 19 Common street, October 8, from the effects of illuminating gas. The gas was escaping from one of the burners of a two-light fixture. It is believed that he accidentally turned on the gas after having turned it off. The fixtures, which are of an old installation, were in a fair condition.

A report of the medical examiner in the case of Jennie M. Sylvester, thirty years of age, who came to her death, is indeterminate, but points to suicide. Her act occurred on October 14, at 127 P street. The department found one of the gas bracket keys in a loose condition, and ordered a general overhauling of the fixtures throughout the house. The fixtures are of an old installation.

Frank M. Gowan, thirty-five years old, attempted suicide in his room, 37 Worcester square, on October 21. He had just arrived from Maine when he hired the room, stuffed the door frame with cloth to cut off escape of the gas from the room, and unscrewed the arm from the bracket. He was discovered unconscious by the landlady and removed to the hospital, where he recovered. The fixtures are of an old installation.

A lodger, Violet Crawford, thirty-two years old, of 498 Columbus avenue, was found unconscious from the effects of illuminating gas on October 23. The gas fixtures in the room were found to be in good condition and of an old installation. The victim recovered and is still living at the same house.

Elizabeth Shanfield, sixty-five years of age, attempted suicide by the aid of illuminating gas at her home, 24 Balfour street, on October 24. She left her bed early in the morning, went to an adjoining room, closed the door and turned on the several gas cocks. She was removed to the City Hospital, where she recovered. She has since been successful in her endeavor to end her existence, as she fatally burned herself. The gas fixtures were found to be in good condition and were of old installation.

On October 25 Ella Kefts, fifty years old, took her life by inhaling illuminating gas at 99 Wachusett street. No information could be obtained from the occupants of the house. A swing bracket, with Boston key, was found to be in good condition.

An attempt at suicide by Frederick Nickerson, twenty-four years of age, by the aid of illuminating gas, took place at his room, 71 Worcester street. He entered the bathroom, bolted the door and removed the outlet from which the bracket had been removed. He was removed to the City Hospital, but recovered. A new bracket has been installed to take the place of the one removed. The affair occurred on October 28.

John E. Crowley, forty-eight years old, of 56 East Newton street, was found dead on October 31. Both keys of his gas fixture were found open. The fixtures were found to be in good condition and of an old installation.

A maid servant, Catherine E. Casey, employed at 423 Beacon street, ended her life by inhaling illuminating gas on November 1. She took advantage of the absence of her employer, went to bed and connected the rubber tube to the gas jet and placed the other end of the tube in her mouth. The department found the gas fixtures to be of old installation and in good condition.

A locomotive engineer, Henry J. Monihan, fifty-seven years of age, was found dead in bed at his home, 30 Codman park, on November 6. He was in an excited condition when he retired, due to his having witnessed the death of a fellow workman, and it is supposed that he accidentally turned on the key of the

gas bracket after he had extinguished the light. The bracket was found in good condition and of old installation.

James Driscoll, eighteen years of age, residing at 609 Massachusetts avenue, nearly lost his life because of the negligence of a man who was sent to repair a leak on the main gas valve at the foundation wall. The workman turned off the gas supply while he was at work on the job and failed to find out whether or not any of the cocks throughout the house were open before he turned the supply on again. Driscoll, it is supposed, fell asleep during the afternoon of November 15 and failed to turn off his light, so that when the workman turned off the main gas supply the light in Driscoll's room went out, and when the gas was turned on again it escaped from the open cock in Driscoll's room. Driscoll was taken to the hospital and was discharged in a week's time. The fixtures, which were of an old installation, were found to be in good condition.

Mrs. Ethel Coburn, twenty-six years of age, committed suicide on November 16, in her room, 16 Glenwood street. She removed the burner, placed a gas tube over the bracket, went to bed and placed the open end of the tube in her mouth. The gas bracket, which was of an old installation, was found to be in a good condition.

A bookbinder, aged seventy, named F. H. W. Rutland, was found on November 21 overcome by illuminating gas. He was removed to the hospital and has since recovered. An old installation bracket which was in poor condition has been repaired since the accident.

On November 22 Mrs. Sadie E. Austen attempted suicide by illuminating gas, at 59 Windsor street. She was attended by a nearby doctor and has recovered. Condition of gas fixtures good; an old installation of fixtures.

Five children, and a lodger named Israel Swrisky, living at 12 Salem street, on November 29 were affected by escaping gas which came from an open burner in Swrisky's room. The children recovered, but Swrisky was found dead. The bracket in question, as also the arrangement of the gas meters both on this floor

and the other floors of the house, were found to be defective. The department caused the proper authorities to remedy the defective conditions. All fixtures were of an old installation.

Alfred Meckel engaged a room at 56 West Newton street on December 4. The next morning he was found dead. He took his own life by the aid of illuminating gas. The gas fixtures, which were of an old installation, were found to be in good condition.

A teamster, Hyman Rosenfield, aged twenty-seven, living at 417 Harrison avenue, arrived home about 6 p. m. on December 4. While probably under the influence of liquor he threw his clothes over the gas bracket, which opened the cock and broke off the arm, which allowed the gas to escape.

Rosenfield was discovered by his wife, who called the police; he was removed to the hospital, where he recovered. This department has no record of having issued a permit for the installation of the gas fixtures in this house and the installation seems to have been done within the last five years. The broken bracket has been put in order.

An unknown man, forty-two years of age, and in good health, hired a room at 286 Dudley street December 6. Later gas was discovered escaping from an open burner; the lodger, who was overcome, was removed to the hospital, where he died. The man, who came from New Hampshire, evidently was not acquainted with the use of gas and blew out the gas flame. The bracket, which was of an old installation, was found to be in a good condition.

Charles S. Kingsbury, forty-five years of age, engaged a room at 92 Chandler street on December 6. On the morning of December 9 he was found overcome from the effects of escaping gas and was removed to the hospital. He attempted suicide, as he had sealed up the cracks around the door with adhesive tape. The bracket, which was of an old installation, was found to be in good condition.

On December 14, a new arrival in this country, Nora Powers, nineteen years of age, employed as a domestic

at 23 Homestead street, was partially overcome by gas escaping from a partly open cock. She recovered. The accident occurred through her ignorance of the use of gas. The department found that in this house an extension was made some time ago to the piping and although the work was done in a good manner our records do not show that any permit has ever been taken out for the said extension.

A young man, Walter A. Richardson, twenty-two years of age, lodging at 31 Bowdoin street, on December 15 left his window open when he retired; this no doubt was the means of saving his life. He accidentally turned on the gas key when he put out the light. He was found overcome by the escaping gas but recovered. The gas fixture, which was of an old installation, was found in a good condition.

Amelio Motoneri and his friend Michael Canagione, who occupied a room at 4 Bartlett place, were found unconscious from illuminating gas on December 15. They were removed to the hospital, where they recovered. Canagione, who was unfamiliar with the use of gas, turned the gas partially off and then blew out the flame. The fixtures, which were of an old installation, were found to be in good condition.

A letter left by Miss Clara L. Cain, twenty-four years of age, who lived at 171 Eustis street, indicated that she committed suicide. She was found dead on December 16 from the effects of the gas which escaped from the open cock in her room. The department has recommended that some of the fixtures which are of old installation be replaced.

Mrs. Alice Dean and two unknown companions were found dead on December 20, in the lodging house 1597 Washington street, from the effects of illuminating gas which was escaping from an independent fitting which was placed back of the gas bracket. It is supposed that in lighting the gas from the bracket, the key of the independent fitting was accidentally turned on. The fixtures, which were of an old installation, were found to be in good condition.

A lodger, Abraham Chauski, thirty-eight years of age, of 4 Troy street, was found in bed unconscious

from illuminating gas on December 24. He attempted to end his life, as he had placed a tube over an open burner and put the other end of the tube in his mouth. He recovered from the effects of the gas. The fixtures in the room, which were of an old installation, were found to be in good condition.

Mary McKay, seventy years of age, living at 229 Heath street, was found overcome by gas due to an attempt to commit self-destruction. She disconnected the gas tube from a small gas stove and placed the end of the tube in her mouth after turning on the gas. This occurred on January 1, 1913. The gas fixtures, which were of an old installation, were found to be in a good condition.

A carpenter, Michael Lund, fifty-eight years of age, on January 2 was found dead from escaping gas; it is supposed that he accidentally turned on the gas after turning off the light, as he got up during the night to see the time. Since the accident the key in question has been so tightened that it cannot be operated, as gas is no longer to be used in the room. The fixtures were of an old installation. The victim resided at 19 Rockland street.

On January 3, 1913, Martin F. Birmingham, forty-eight years old, arrived home at 1034 Washington street, under the influence of liquor. It seems that sometime during the night he arose probably to turn out the light; to do so he stood on the bed and in some manner fell against the gas fixture, which broke it off. His wife, before she went to sleep, opened one of the windows and she was partially overcome; she was, however, able to call assistance and recovered. The keys of the gas fixtures were found to be in good condition, but the iron pipe where broken off was weakened because of the thread cut on it. There is no record of gas fitting having been performed in this building for the past five years.

Mrs. Winifred Winn and her son were burned by an explosion of gas which was escaping from the main supply pipe in the cellar of their home January 8, at 68 Leonard street. In some way not known the screw plug became missing from the service tee, thus causing

the gas to escape. A new plug was inserted and the leak stopped. The last previous examination of the piping and fixtures of this house was on November 23, 1911, when the original work was completed. Work was satisfactorily executed and according to law.

A lodger, Dominico Capozzi, was found dead in bed at 196 Salem street on January 10, 1913, with the gas escaping from a bracket, the key of which was turned on. He was ignorant of the use of gas and a candle was supplied him; the room was equipped with a portable gas heater and it is supposed that on examining the heater he accidentally turned on the gas. The fixtures, which were of an old installation, were found to be in good condition. Under intelligent use the portable heater would make a safe heating appliance.

On January 14, 1913, the gas fixture in a rear room of the house 202 West Springfield street was struck accidentally by a chair, which caused the fixture, to come apart. The escaping gas caused a slight fire. The fixture in question was put in by a former lodger without a permit from this department. The gas company capped the outlet, thus preventing the further escape of gas.

Gas escaping from a defective bracket at 94 Kenwood street, on January 14, 1913, caused a slight fire. The key was loose and dropped out, due to bad workmanship. The gas company capped the outlet, thus stopping the leak. As the piping in this house has been in over fifteen years, we have no record of its installation.

Mrs. Mary Knights made an unsuccessful attempt to end her life by illuminating gas at her abode, 113 Worcester street, on January 18, 1913. The gas brackets and keys, which were of an old installation, were found by the department to be in good condition.

An unknown woman, about forty years of age, residing at 32 Oak street, was found on January 18, dead in her room from the effects of illuminating gas. From such information as can be gained the woman was under the influence of liquor and turned on the gas accidentally. The gas fixtures, which were of an old installation, were found to be in good condition.

On January 18, Mrs. Bridget McKee, Mrs. Bridget Madden and Miss Margaret Coulehan were found overcome by illuminating gas at the house 35 Blue Hill avenue. It appears that Mrs. Bridget McKee, seventy years of age, had visitors and used a gas stove to make tea for them. The gas stove was connected with a tube to an independent fitting back of the bracket and in some way became disconnected from the stove, allowing the gas to escape. The three women were removed to the hospital and were later discharged as "well." The independent fitting was put in place about three months previous to this accident, and this department has no record of either an application or permit for the work.

On January 21, 1913, the proprietor of the lodging house 1866-1868 Washington street went into the cellar to investigate the leaking of gas and the gas ignited from the lighted candle he carried. The damage to the building was slight and no one was injured. A 1-inch pipe that connected the main pipe with the meters became worn out through moisture and rust, and was of old installation. The department has caused the defects to be remedied.

Early on the morning of January 22, 1913, a fire was discovered in the cellar of the house 34 Darling street, due to escaping gas from a defective meter. The fire had its origin in a small leak which became lighted from a candle used by the occupant of the house when she was putting a coin in the meter. The fire burned continuously and generated enough heat to burn off the lead connection on the meter. The gas was shut off and the meter repaired. The fixtures are of an old installation.

Mauro Campanella, thirty-five years of age, was found in bed unconscious, due to escaping illuminating gas at his lodging house, 130 Leverett street, on January 31. It is supposed that he accidentally turned on the gas after he had turned it off; the fixtures are on a system which was installed and accepted on May 5, 1912. Campanella was found by his room mate, who had him removed to the hospital, where he recovered.

On January 31, 1913, Joseph Tardie, twenty-five years of age, was found overcome by illuminating gas

in Room 22 of 23 Staniford street, with the gas escaping from a partly open burner. As far as can be learned, he was not familiar with the use of gas and on retiring blew it out. He was revived and has recovered. The bracket, which was of an old installation, was found to be in a safe condition.

ACCIDENTS DUE TO THE ESCAPE OF ILLUMINATING GAS
IN BUILDINGS.

| | |
|-----------------------------------|----|
| Number of cases | 83 |
| Asphyxiations (wholly or in part) | 76 |
| Number of deaths | 44 |

A BRIEF HISTORY OF THE BUILDING DEPARTMENT, CITY OF BOSTON.

No city in America has a more interesting history than Boston. Its buildings are illumined with events of world importance, their walls have witnessed the death of the old and the birth of the new life, "American Liberty." They stand as monuments of the sinew, brain, energy and muscle of our forefathers. They are the foundations of the noble world-inspiring superstructure which is being constantly built.

In all branches of the arts, trades and sciences our beloved city, in consonance with the precepts of our forebears, has kept the faith and increased the pace and step, until to-day we are in the van of the cities of the earth. In no sense is this more manifest than in the buildings which line our thoroughfares. It is not the elaborate design or outward attractive appearance of the early buildings that interests us in them, but the associations that cluster about them, the part they played in our early history, and because they form the beginning of what is destined to be one of the grandest cities of the world.

The heroic, self-sacrificing men, who by their devotion to a noble purpose laid the foundations of this great metropolis, little dreamed of the grand accomplishment resulting from their efforts and labors which is being realized to-day and promises so brilliant a future. The services of skilled architects and builders in the beginning were of little or no use. The spirit which actuated the first settlers to deeds of denial and sacrifice for love of town and country prompted the development of more elaborate homes, conveniences and comforts. Hand in hand with the spirit of loyalty and patriotism was bred and fostered the love of art, culture and pride of home, and while avoiding the emblazonry of outward show, inculcated the finer sense of dignity and æstheticism in architecture and construction, and progressed in rhythm and grace with the increasing wealth and population of our city.

It is a far back cry over several decades since losses by fire and the futile attempts for prevention by law were officially recognized and commented upon; and it has been a continuous exhortation to the public and legislative bodies ever since to surround our cities with the safeguards requisite to prevent the fearful losses of life and property by fire annually occurring. It is an unexplained commentary on the condition of the human mind which sits in apathy while the dreadful losses are occurring year after year, and without even a remonstrance pay a toll of millions for subjugation and only appropriate thousands for prevention. If prevention received a similar encouragement and assistance by legislation, by appropriation and by public interest and cooperation, it would be but a few years before we would be looking back on our woeful experience and losses and congratulating ourselves on our enlightenment and added prosperity.

Twenty years ago, in a printed article, the commissioner of that time wrote on this subject in the following language:

Extensive conflagrations are burdens that an intelligent community ought not to endure, as the power is with them to prevent their occurrence and thus to remedy the evil. It would seem that the application of the knowledge purchased with such costly experience should no longer be delayed, but be promptly applied to the end of all human wisdom and philosophy — the greatest good to the greatest number.

From the time of the erection of the first house in the old town of Boston by William Blackstone, between 1623 and 1630, through the evolution from a first settlement to a population of 270,663 in 1871, the town and city suffered from fires occasioned by the construction of buildings erected of combustible materials. During the period from 1679 to 1871 several laws were passed looking to the prevention of losses by fire, but as no authority was created to enforce them, they died from their lack of completeness and failure as laws.

This condition of increasing fire hazard and property loss continued decade after decade. After the public had been aroused to the necessity of a building department by the chief of the Fire Department, he calling the attention of the City Council and of the Legislature to it by annual reports, special messages and personal exhortations, and in consequence, many interests joining

in the work, the General Court enacted the Act of 1871, chapter 280: "An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire and the better preservation of life and property in the City of Boston." This act created the first Building Department, which organized October 2, 1871, with a force consisting of an inspector, a clerk of department and two assistant inspectors, having authority to enforce the provisions of the act.

A building limit, that is, an area wherein buildings of wooden construction are prohibited to be erected, was shortly after created by an ordinance of the city, under authority of this act, and this limit with but a slight addition constitutes the present "building limits" of the city. Although from time to time the question has been agitated of increasing these limits by the City Council and by the head of the Building Department, each of whom has given public hearings on the subject, by the Mayor, by the Press in its editorials as well as news columns, by the Fire Department, insurance underwriters and individual citizens interested in the general welfare of the city, it has been successfully opposed by those having direct or even remote financial or business interests therein.

The great fire of 1872 and changes in the style, finish and use of buildings caused amendments to the building law to be enacted in 1872, 1876, 1882 and 1883. In 1885, chapter 374, a new act increasing the scope of the law and reorganizing the department with added duties, was enacted. This act, very simple in its language and very comprehensive, was prepared by a commission of five — two builders, two architects and the Building Inspector, since termed commissioner.

In consequence of the fire of 1889 and pursuant to a call issued by the Inspector of Buildings, over fifty of the leading business firms of Boston, representing all interests, met at the Old State House to consider amendments to the building law that might add to the city's security against fire. After several meetings it was deemed advisable that the Mayor appoint a commission to consider the revision of the law.

As a result of a petition from the fire underwriters and a suggestion in the Mayor's inaugural, the City Council by order requested that a commission be appointed by the Mayor. This was done and the said commission presented to the Mayor in 1891 a new

draft for the building law. No action was taken by the Legislature that year, but the following year the matter was considered and chapter 419 of 1892 was enacted. That act was at various times amended in some sixty different sections. It remained in force until superseded by the present building law, chapter 550, Acts of 1907. The present law is the result of an investigation of a special Commission on Building Laws appointed by the Mayor and of a separate act presented by the Civic League.

Since the organization of the department there has been added to the city districts known as Charlestown, Dorchester, West Roxbury, Brighton and Hyde Park. At the beginning, the force of the department consisted of an inspector, two assistants and a clerk, and this force constituted what is now known as the Clerical and Construction Divisions.

From time to time new divisions of the department have been created as follows:

PLUMBING.

Notwithstanding the knowledge the plumbers of Boston possessed in relation to laws regulating sanitation and plumbing, it was not until 1883 that any steps were taken looking to the creating of a supervisory board or board of inspectors. During that year four inspectors—three master plumbers and a journeyman—were added to the Building Department and received the appointment of building inspectors and were assigned to the inspection of plumbing. Later the Legislature created a Plumbing Division, and special qualifications were established for such appointments, and all plumbers were required to register as such, and none but registered plumbers were allowed to perform plumbing. This constituted a new branch of the department work and is now in full operation. In 1909 the licensing, etc., of plumbers was transferred to the state.

ELEVATORS AND HOISTWAYS.

To prevent the loss of life or limb on elevators or hoistways, and to retard the spread of fire by them, regulations pertaining to this matter were passed by the General Court from time to time, and in 1882 a force was detailed to carry these laws into effect.

GAS FITTING.

Owing to the many accidents from gas asphyxiation and explosions a Gas Division was created in the department as the result of a law passed in 1897, regulating the installing and testing of gas piping and fixtures and requiring the licensing and registration of gas fitters in Boston.

EGRESS.

Following the alarm created by the Iroquois Theatre fire in Chicago, 1905, special and stringent laws were called for and enacted, and the Building Department assigned to carry out their requirements. No provision was made for an extra or special force to perform these duties, so a detail from the inspectors was made, and a Division of Theatres, Public Halls and Moving Picture Houses created and later merged with the Egress Department.

EXISTING TENEMENT HOUSES.

The Existing Tenement House Division also came into existence under a similar condition, viz., by the provisions of chapter 550, Acts of 1907, which gave added duties and responsibilities to the department, but made no allowance for its enforcement by other than the existing force and appropriation. This necessarily weakened the effectiveness of the department in its other divisions, by taking from them to create these two special divisions. Some difficulty was experienced in assigning inspectors to this division as the Civil Service Commission held the performing of such duties by the inspectors of the department to be illegal, as they could only perform such duties as they had been certified to perform. After several months this matter was adjusted, work commenced and the assignment authorized by chapter 536 of 1909.

FENCE VIEWERS.

The duties pertaining to fence viewers as prescribed by the Revised Laws was under authority of chapter 76 of 1911 (for the City of Boston) assigned to two (2) building inspectors of this department by the Mayor. The time devoted to the duties by these inspectors is lost to the department in its regular work; also they receive no extra compensation, all fees received by them being turned over to the City Collector.

The department in previous years granted and recorded all permits for occupancy of streets for building materials, etc.; granted and recorded all permits for projecting electric lights, hoisting of safes, etc., over sidewalks and enforced the provisions of the law relating to the smoke nuisance. The Permit Division of the Public Works Department now issues all street permits. The Street Commissioners issue all licenses for projections from buildings, while this department retains supervision over their erection.

Under the provisions of chapter 252, Acts of 1882, the duty of ascertaining the facts relative to steam boilers and making return of same to State Tax Commission was transferred from the Assessing Department to the Building Department, and these duties were performed until the act was repealed in 1892 by chapter 419.

The enforcement of the smoke nuisance law, chapter 353 of 1893, was repealed by chapter 389 of 1895, and the duty of enforcing the new law was assigned to a special division of the Street Department, later to the Board of Health. It has since been made a state duty and has been transferred to a state commission.

The building laws from time to time as they have been enacted and amended have so enlarged and added to the duties of the Building Department that the work to be performed has necessitated additions to its force, as far as the appropriations given it by the City Council would permit. The department now consists of seventy-five (75) members, as follows: One commissioner, clerk of the department, a Clerical Division, consisting of clerks, constables and other employees to the number of fifteen; a Plan Division, consisting of a supervisor and three assistants; a Construction Division, consisting of a supervisor and eighteen inspectors; a Plumbing Division, consisting of a supervisor and nine inspectors; an Elevator Division, consisting of a supervisor and three inspectors; a Gas Division, consisting of a supervisor and nine inspectors; an Existing Tenement House Division, consisting of three members, and an Egress Division, which consists of a supervisor and seven inspectors.

The department offices were originally located in the basement of City Hall, but in the early 80's were transferred to the Old State House, having one-half of the first floor, east end, and one-half of the basement on the west end. The department remained in these quarters

until July 1, 1894, when it was transferred to the Old Court House, second floor, and occupied the premises of the Municipal Criminal Court and the lobbies and private rooms of the judges of the Supreme Court. In July, 1911, the department was removed to the third floor of the building 100 Summer street, corner Devonshire street, for temporary quarters, pending the completion of the new City Hall Annex, on the site of the Old Court House.

During the existence of the department it has passed through the great conflagrations of 1872, 1873, 1889 and 1893 and the increased building activities resulting therefrom. Besides these there was the unusual overflow of water from the "Stony Brook," which took place in February, 1886, as well as many other happenings, though of less magnitude.

The great fire of 1872 did not come as a calamity wholly or even partly unexpected. It was the logical sequence of conditions existing and but awaited the psychological time and place augmented by the craftiness and sordidness of men. For fifteen hours the element raged through the streets and over and around the buildings in the doomed district, destroying about 600 buildings, valued at \$12,745,000, with a loss of eleven lives and twenty injured.

The faulty construction of the buildings burned, the inadequate supply of water, the unaccountable delay in giving the alarm, the delay in getting men and apparatus to the scene of the fire, owing to the horse distemper disabling all the horses of the department, and the great headway obtained by the fire before the arrival of the fire fighting force, were some of the causes which led to this great disaster. The Inspector of Buildings, Capt. David Chamberlain, a former assistant engineer in the Fire Department, was early on hand and gave material assistance to Chief Damrell, being placed in charge of one of the principal points of attack, from which he was later forced by lack of water.

After the fire came the work of clearing away the debris and the rebuilding of the structures destroyed; this was accomplished practically in the following two years and under the direction of this department.

The fire of May 30, 1873, which destroyed the buildings on the site now occupied by the Siegel Building on Washington street, corner Essex street, and those opposite on Washington street; that of Thanksgiving

Day, 1889, which burned the Jordan Marsh Building and the Ames Building on Bedford street and Kingston street and extended to Chauncy street; the fire of March 10, 1893, destroying the Brown-Durrell, Auchmuty and many other buildings, each for a time threatened the safety of the city.

In taking down unsafe buildings and shoring up insecure walls occasioned by this fire and that of Thanksgiving Day the Building Department spent approximately \$10,000. This work was made imperative by the immediate unsafe condition of the structures and their consequent menace to the lives of those who were on duty.

The buildings destroyed in the fires of 1889 and 1893 were many of them erected under the building law of earlier years, and though not as fire resisting as our modern first-class structures of to-day were a great advance over the buildings in existence at the time of the great fires of 1872 and 1873.

The Stony brook flood, so called, in February, 1886, occurring in a district thickly populated, threatened for a time the lives of those living in the dwelling houses, partly submerged. The department detail, under the direction of the clerk of the department, maintained hourly inspections for seventy-two hours, in boats and on foot, and later a detailed report was made on every building damaged. The greatest depth of water measured 8 feet; 1,729 buildings were examined and 1,437 were found damaged, the total amount of damage being \$43,743.

The year 1873 marked the beginning of an important and interesting epoch in the growth and building up of the City of Boston. It was on the 9th of November just preceding that the great fire broke out, entailing a loss of \$75,000,000 worth of property, both real and personal, and leaving in a heap of smoky and blackened ruins sixty-five acres of territory in the very center of the business portion of the city. Boston recovered from this great loss with rapidity and spirit—strong evidence of its pluck and enterprise.

Since that time the development in building has been continuous and in every direction,—from the northernmost point of the Charlestown district to the extreme boundary of Dorchester,—until to-day we have a densely populated and closely built city, representing every style and variety from the small plain dwelling or work-

shop to the palatial residences and massive towering business blocks, from the little wooden church to the magnificent edifice of brick or stone.

During the existence of the department great church edifices, including the New Old South Church, Trinity Church, Tremont Temple and the Christian Science Temple, have been erected. Mammoth office buildings, such as the Exchange Building, Tremont Building, Old South Building, Shawmut Bank Building and John Hancock Building, have been constructed. Department stores erected are Siegel's, Filene's, Gilchrist's, White's and Stearns', while Shepard & Norwell's and Jordan Marsh's have been greatly enlarged.

Several hotels have been, built but the latest, largest and most costly are the Touraine and the Copley-Plaza. The New Grand Opera House, Colonial, Plymouth, Shubert, Majestic, Tremont and Olympia Theatres and other playhouses and moving picture establishments now grace our thoroughfares. The Museum of Fine Arts, Public Library, Symphony and Horticultural Halls, Mechanics Building, Arena and many other notable and costly structures now adorn our city. Of the many school buildings erected mention may be made of the English High, Latin group, the Normal School group, the Mechanic Arts High School, the High School of Practical Arts and the South Boston High School, Simmons College and the buildings of the Harvard Medical School.

Boston is well equipped with many hospitals. The extensions of the City Hospital and Homeopathic Hospital and the erection of the Carney, Peter Bent Brigham, Children's and many smaller hospitals have been within the jurisdiction of the department. During this period the Post Office, State House, Court House, North and South Stations and the Elevated Railway stations, as well as the subway stations, have been added to the list, although these structures have been by law exempt from the operation of the building law and the supervision of the Building Department.

A large number of important and extensive buildings, a list and description of which would form a subject by itself, have been erected, notable examples being the Maverick and Ipswich Mills, Walworth's, new Boston & Albany Railroad freight and grain terminal in East Boston, the plant of the New England Confectionery Company and the large shoe factories in South Boston and Roxbury.

The headquarters of the Fire Department and its annex, completed a few years ago, and the annex to the City Hall, now in process of construction, come under the supervision of this department.

The building laws passed prior to 1892 did not give jurisdiction to the courts to prevent the illegal construction of a building; they could only enjoin its use or impose penalties after the law was broken. This tended to diminish the number of complaints made, and as since 1871 these laws and the decisions made under them by the Building Commissioner and the lower courts have been universally acquiesced in by the community, but few complaints made under them have ever gone to the full bench of the Supreme Court and but few decisions concerning their interpretations are to be found in the reports.

In consequence of a dictum of Gray, C. J., in *Quinn v. Morse*, 130 Mass. 321, that a provision concerning party walls in the Acts of 1892 had not been repealed, the case of *Wilkins v. Jewett*, 139 Mass. 29, was tried; but the Court decided it never was in force in the Commonwealth of Massachusetts. Decisions on various provisions in the building acts since 1871 are to be found in:

- Rogers v. Snow*, 118 Mass. 118.
- Cecconi v. Rodden*, 147 Mass. 170.
- Everett v. Edwards*, 149 Mass. 594.
- Matthews, Jr., v. Dixey*, 149 Mass. 596.
- Rice v. Moorehouse*, 150 Mass. 482.
- Carlton v. Blake*, 152 Mass. 176.
- Commonwealth v. Roberts*, 155 Mass. 281.
- Normille v. Gill*, 159 Mass. 427.
- Perry v. Bangs*, 161 Mass. 35.
- Allen v. Evans*, 161 Mass. 485.
- Pfuffer v. Matthews*, 161 Mass. 487.
- Walker v. Stetson*, 162 Mass. 86.
- Palmer v. Evangelical Baptist Benevolent and Missionary Society*, 166 Mass. 143.
- Attorney-General v. Williams*, 174 Mass. 476.
- Phillips v. Boardman*, 4 Allen, 147 (1862).
- Proprietor of Mills v. Randolph*, 137 Mass. 345.
- City of Boston v. Sarni*, 175 Mass. 357.
- Greene v. Damrell*, 175 Mass. 374.
- Salem v. Maynes*, 123 Mass. 372.
- Parker et al. v. Commonwealth*, 178 Mass. 199.
- Attorney-General v. Henry Bigelow Williams and another, trustees et al.* 178 Mass. 330.
- Francis B. Bostrom v. Charles Lauppe*, 179 Mass. 315.

Albert L. Murdock *v.* Geo. K. Swasey *et al.* 183 Mass. 573.
Hewins *v.* London Assurance Corp. 184 Mass. 177.
Hagerty *v.* McGovern, 187 Mass. 479.
Taylor *v.* Finnigan, 189 Mass. 568.
Williams *v.* Boston, 190 Mass. 541.
Reppucci *v.* Commonwealth Construction Co. 190
Mass. 518.
Welch *v.* Swasey, 193 Mass. 364.
Farrell *v.* B. F. Sturtevant Co. 194 Mass. 431.
Glennon *v.* Everson, 194 Mass. 314.
Eastern Metal Co. *v.* Webb Granite Co. 195 Mass. 356.
Commonwealth *v.* Bayard, 200 Mass. 175.
Jordan *v.* Swasey, 203 Mass. 48.
Moran *v.* Dickinson, 204 Mass. 559.
Aldrich *v.* Boston, 212 Mass. 512.

Old Boston exists largely as a historical reality. Boston of to-day is the growth of the past forty years, which has been gradual, steady and progressive; not marked by any of those periodical booms which have developed some of the Western towns from straggling villages to populous cities in a single decade, not by the sudden development of some new industry or enterprise, but with the proverbial conservatism of New Englanders.

In A. D. 1913 one can plainly see that with the overhead, subway and surface systems of rapid transit completed, our bridges and tunnels connecting the city proper with Charlestown, Cambridge, East Boston, South Boston and other suburbs in operation, the proposed magnificent and colossal steamship docks and railroad terminals and facilities for passengers and traffic brought into use, our laws of building construction equalized and tempered, prosperity to our city and all its people will be realized. Contributory to this end is the "Greater Metropolitan District," so called, embraced within a radius of fifty miles of the State House and which contains about one-thirtieth of the National population and one-twentieth of the National wealth.

The city to-day contains within its corporate limits 47.35 square miles of territory divided into twenty-six wards and totaling 30,295 acres. During the life of the Building Department (October 1, 1871, to February 1, 1913) there have been erected 13,732 first and second class buildings, at an estimated cost above the land of \$318,856,822, and 42,086 third-class buildings, at an estimated cost above the land of \$157,522,306, a total of 55,818 at an estimated cost of \$476,359,128.

The number and estimated cost of the buildings above referred to now in existence it is not feasible to give, there being no data in the records of the department during the earlier years from which such a compilation could be made, except at a prohibitive cost of time and money.

Valuation (estimated) of buildings in Boston:

Year.

| | | | | | | | | | | |
|----------------|---|---|---|---|---|---|---|---|---|---------------|
| 1872 | . | . | . | . | . | . | . | . | . | \$168,607,700 |
| 1912 (April 1) | . | . | . | . | . | . | . | . | . | \$484,809,000 |

Assessed valuation of buildings in Boston (April 1, 1912), exempted from the operations of the building law:

| | | | | | | | | | |
|-------------------------------|---|---|---|---|---|---|---|---|---------------------|
| United States Government | . | . | . | . | . | . | . | . | \$14,429,700 |
| Commonwealth of Massachusetts | . | . | . | . | . | . | . | . | 7,012,900 |
| County of Suffolk | . | . | . | . | . | . | . | . | 5,928,700 |
| Railroad stations, etc. | . | . | . | . | . | . | . | . | 7,881,700 |
| Total | . | . | . | . | . | . | . | . | <u>\$35,253,000</u> |

The first appointee as head of the Department for the Survey and Inspection of Buildings was Mr. David Chamberlain, in 1871. He was succeeded November 15, 1874, by Mr. Oliver L. Shaw, who in turn was succeeded by Mr. John S. Damrell, November 15, 1877. Mr. Damrell held the office until March 1, 1903, more than a quarter of a century, and during his term the title of the department was changed to Building Department and that of Inspector of Buildings to Building Commissioner. Mr. Hugh Montague, Superintendent of Public Buildings, was Acting Building Commissioner from March 1, 1903, until the appointment of Mr. James Mulcahy, September 1, 1903; Mr. Mulcahy remained in office until April 1, 1906, and was succeeded by Mr. Charles Logue, Schoolhouse Commissioner, as Acting Building Commissioner, until the appointment of Mr. John A. Rooney, July 7, 1906. Mr. Rooney held the office until May 1, 1908, when he was succeeded by the present incumbent, Mr. Arthur G. Everett.

In 1892, under the provisions of the new building act, viz., chapter 419, an innovation in the enforcement of the law was introduced by the creation of a board, termed the Board of Appeal; their duties consisted in hearing and deciding on questions of law and con-

struction which had been acted upon unfavorably (by the Building Department) to the interests of the appellant. This Board consisted of three members: A lawyer, Mr. George R. Swasey (chairman); an architect, Mr. Arthur G. Everett (secretary), and a builder, Mr. W. H. Sayward. This Board continued in existence until 1907, when they were superseded by the present Board of Appeal, consisting of five members.

During the year closed the roll of the department has been decreased by death, resignation or removal of the following-named persons:

Samuel N. Daub, April 22, 1912.
F. L. Wells, May 1, 1912.
Thomas H. McNellis, May 27, 1912.
Thomas F. Kearney, June 29, 1912.
D. A. Finnegan, November 30, 1912.

It has been augmented by the addition of the following-named persons:

Frederick Desmond, May 13, 1912.
D. L. Mahoney, June 24, 1912.
Frank Conroy, June 24, 1912.
C. W. Curran, June 27, 1912.
David Hastie, Jr., July 1, 1912.
John H. Glover, July 8, 1912.
George K. Watson, July 24, 1912.
Josaphat C. Blain, August 7, 1912.
W. J. Perry, September 6, 1912.
F. J. Riley, December 18, 1912.

The question of the destruction of lives and property by fire has during the past year been considered by several organizations and officials and their views given in print or by dissertation before organized bodies. While these views differ as to the cause of these conditions and the means and methods of eradicating them, their conclusions are all in accord as to the necessity of stopping the wholesale ravages of fire and the loss occasioned thereby. This subject is by no means a new one and for many years the dire results of these losses have been presented to the public in various ways; but the lethargy of our people overcomes the impulse for better conditions resulting from some holocaust or great conflagration and their personal interest soon wears off in the rush of business, and we lapse into the old plane of depending on existing laws and such safe-

guarding as the Building and Fire Departments can give. The conclusion is manifest—that in conjunction with the enforcement of building regulations the public must be educated to a sense of personal responsibility, so that each individual, in his or her own sphere, will observe the danger surrounding them and, as far as they may, remove the cause and keep their house or premises in order. If to these conditions are added further restrictions by law relative to building limits and the use of combustible material in construction, we shall attain more safe and sane conditions and a great decrease in the losses by fires. The best, quickest and most successful way of educating the public on this all-important point has not yet been solved, but it must be accomplished to lift the burden. The pulpit, Press and platform, public and private schools, civic clubs and two house-cleaning days, one in the spring and one in the fall, are some of the means suggested to attain the end in view.

Compilation and classification of completed brick and wood buildings, showing number and estimated cost above land for the calendar years 1885-1912, inclusive.

| | Number. | Cost. |
|-----------------------|---------|-------------|
| BANKS: | | |
| Brick..... | 10 | \$2,603,000 |
| Wood..... | | |
| CHURCHES: | | |
| Brick..... | 65 | 4,854,455 |
| Wood..... | 2 | 70,000 |
| COLLEGES: | | |
| Brick..... | 23 | 3,685,500 |
| Wood..... | 1 | 36,500 |
| DWELLINGS: | | |
| Brick..... | 4,951 | 47,097,347 |
| Wood..... | 26,771 | 114,737,063 |
| HOSPITALS: | | |
| Brick..... | 59 | 3,268,667 |
| Wood..... | 11 | 149,900 |
| HOTELS: | | |
| Brick..... | 24 | 7,155,500 |
| Wood..... | | |
| MANUFACTURING: | | |
| Brick..... | 356 | 17,321,345 |
| Wood..... | 176 | 1,054,450 |

| | Number. | Cost. |
|---|---------|--------------|
| MERCANTILE: | | |
| Brick..... | 390 | \$18,196,125 |
| Wood..... | 32 | 256,000 |
| OFFICE BUILDINGS: | | |
| Brick..... | 217 | 33,183,150 |
| Wood..... | 16 | 4,100 |
| PUBLIC BUILDINGS: | | |
| Brick..... | 78 | 9,049,567 |
| Wood..... | 20 | 445,847 |
| PUBLIC HALLS: | | |
| Brick..... | 11 | 1,053,500 |
| Wood..... | 16 | 126,100 |
| SCHOOLS: | | |
| Brick..... | 131 | 12,821,360 |
| Wood..... | 26 | 170,765 |
| TENEMENT HOUSES: * | | |
| Brick..... | 2,004 | 41,004,947 |
| Wood..... | 44 | 411,500 |
| THEATRES (INCLUDING MOVING PICTURE HOUSES): | | |
| Brick..... | 18 | 3,468,000 |
| Wood..... | 1 | 25,000 |
| MISCELLANEOUS (INCLUDING ALL OTHER BUILDINGS NOT CLASSIFIED ABOVE): | | |
| Brick..... | 1,073 | 27,595,687 |
| Wood..... | 5,789 | 16,741,112 |
| TOTALS: | | |
| Brick..... | 9,410 | 232,358,150 |
| Wood..... | 32,905 | 134,228,337 |

* Includes tenement houses, tenement houses and stores, apartment houses, apartment houses and stores, lodging houses, lodging houses and stores.

TABLE

SHOWING BY TITLES THE SPECIAL ACTS, THE PUBLIC STATUTES
AND THE ORDINANCES RELATING TO BUILDING CONSTRUCTION IN BOSTON.

R means repealed.

“s” refers to an Act substituted for the Title Act.

| | YEAR. |
|---|------------------------------------|
| An Act relative to the construction of dwelling-houses in Boston.— August, 1679. | 1679. Never enforced. |
| An Act in relation to dwelling-houses, warehouses, shops, barns, stables or any other houses.— November 7, 1683. Slightly amended later in 1683 relative to partition walls on neighbors' ground. | 1683. |
| An Act relative to erection of wooden buildings, not to exceed eight feet square. | 1684. Never enforced. |
| CHAP. 13. An Act for building with stone or brick in the town of Boston and preventing fire.— October 25, 1692. | 1692. |
| NOTE.—Opinion of Chief Justice Gray, in <i>Quinn vs. Morse</i> , 130 Mass. 321: “This provision does not appear to have been repealed, although other sections of the Province law have been modified or superseded by later statutes.” Opinion of Chief Justice Morton, <i>Wilkins vs. Jewett</i> , decided February 28, 1885: “We are of the opinion that this provision of the Provincial statute was never in force in the Commonwealth of Massachusetts.” | |
| An Act was passed legalizing what the Act of 1692 did not prevent. | 1698. |
| An Act prohibiting the erection of wooden buildings in Boston more than seven feet in height. | 1760. Not strictly enforced. |
| CHAP. 124. An Act to prevent livery stables being erected in certain places in the town of Boston.— February 28, 1811. Repealed by St. 1892, c. 419, s. 138. (1 Gray, 163; 1860, 109 R; 1869, 369 R; 1878, 192 R.) | 1810. Repealed. |
| An Act to secure the town of Boston from damage by fire.— Feb- ruary 23, 1818. | 1818. |
| An Act regulating the erection of wooden buildings in Boston.— June 21, 1821. | 1821. |
| An Act providing for the erection of two-story wooden buildings in the town of Boston.— June 15, 1822. | 1822. |
| An Act in addition to an act regulating the building with wood in the town of Boston.— February 5, 1830. | 1830. |

- YEAR.** **CHAP.** 139.
1835. Wooden buildings in Boston more than sixteen feet high forbidden except under certain restrictions.— April, 1835.
- Repealed. Repealed by St. 1871, c. 280. (3 Gray, 134. G. S. 88, s. 15-16.)
- 1847.** **CHAP.** 132.
 When wooden buildings may be taken to be common nuisances.— March 27, 1847.
- Repealed. Repealed by St. 1871, c. 280. (G. S. 26.)
- 1850.** **CHAP.** 280.
 City Council may authorize erection of wooden buildings in South Boston and East Boston and in Roxbury.
- Repealed. Repealed by St. 1871, c. 280. (This act repealed St. 1817, c. 171, s. 1, 2, 3, 4, 5-7, 8-15; St. 1821, c. 26-31; St. 1822, c. 16; St. 1829, c. 34; also portion of St. 1825, c. 139, s. 2, as relates to South and East Boston; also s. 5 of same Act; St. 1869, c. 123, s. 1.)
- 1860.** **CHAP.** 109.
 An Act to amend "An Act to prevent livery stables from being erected in certain places in the town of Boston."— March 26, 1860.
- Repealed. Repealed by St. 1892, c. 419, s. 138.
 Amends St. 1810, c. 124 (1810, 124; 1869, 369), which are also repealed by St. 1892, c. 419, s. 138.
- 1862.** **CHAP.** 74.
 Repealed. Sects. 1, 2, 3. Stationary engines prohibited within five hundred feet of dwelling houses or public buildings unless licensed.
 Adopted by City Council March 25, 1862.
- 1868.** **CHAP.** 281.
 An Act for the regulation of tenement and lodging houses in the city of Boston.— June 4, 1868.
- Repealed. Repealed by St. 1871, c. 280.
- 1870.** **CHAP.** 116.
 Never strictly enforced. An Act to regulate the construction of buildings in Boston.
 Repealed. Repealed by St. 1871, c. 280.
- 1870.** **CHAP.** 305.
 An Act concerning the erection of buildings within the fire limits of cities.— June 2, 1870.
- Repealed. Repealed by P. S. 224. (G. S. 24.)
- 1870.** **CHAP.** 306.
 An Act relating to the erection and use of buildings for hospitals.— June 2, 1870.
- Repealed. Repealed by P. S. 224. (G. S. 26.)
 Building Department created in consequence of the passage of chapter 280, 1871. October 2, 1871.
- 1871.** **CHAP.** 280.
 An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in the city of Boston.— May 12, 1871.

Sect. 16 repealed by St. 1872, c. 260. Act repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. This act repeals St. 1835, c. 139; St. 1847, c. 132; St. 1850, c. 280; St. 1868, c. 281; St. 1869, c. 123; St. 1870, c. 116. (1869, 369 R; 1872, 260 R, 371 R; 1873, 4, 298 R, 338 R; 1876, 69 R, 176 R; 1877, 84 R; 1882, 101 R, 252 R; 1883, 155 R, 173 R, 251 R; 1884, 223 R.)

YEAR.
1871.
Repealed.

CHAP. 260.

1872.

An Act in addition to "An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in Boston." — April 25, 1872.

Repeals St. 1871, c. 280, s. 16. Act repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 371 R; 1873, 298 R; 1876, 69 R, 176 R; 1882, 101 R, 252 R; 1883, 155 R.)

Repealed.

CHAP. 371.

1872.

An Act in addition to "An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in Boston." — December 14, 1872.

Repealed by St. 1885, c. 374, s. 147, which act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R; 1873, 298 R, 338 R; 1876, 69 R, 176 R; 1882, 101 R, 252 R; 1883, 155 R, 173 R.)

Repealed.

CHAP. 4.

1873.

An Act to authorize the erection of wooden buildings in the city of Boston for sanitary purposes.— January 28, 1873. (1871, 280 R.)

In force.

CHAP. 298.

1873.

An Act to amend chapter three hundred and seventy-one of the laws of the year eighteen hundred and seventy-two, relating to the regulation and inspection of buildings in the city of Boston and for other purposes.— May 20, 1873.

This act amends St. 1872, c. 371, which act was repealed by St. 1885, c. 374, s. 147, which Act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R; 1876, 69 R, 176 R; 1882, 252 R; 1883, 155 R, 173 R, 251 R; 1884, 223 R.)

Repealed.

CHAP. 321.

1873.

An Act requiring returns in relation to steam-boilers.— May 29, 1873.

Repealed by P. S. 224. (1866, 283 R, s. 1.)

Repealed.

CHAP. 338.

1873.

An Act to amend "An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in Boston."— June 4, 1873.

Amends St. 1871, c. 280, s. 2, which act was repealed by St. 1885, c. 374, s. 147, which act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 371 R.)

Repealed.

CHAP. 69.

1876.

An Act for the better protection of life in buildings occupied for public purposes in the city of Boston.— March 28, 1876.

YEAR.
1876.
Repealed. Repealed by St. 1885, c. 374, s. 147, which act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R; 1873, 298 R.)

1876. CHAP. 176.
An Act in addition to chapter three hundred and seventy-one, of the acts of the year eighteen hundred and seventy-two, relating to the regulation and inspection of buildings in Boston.— April 26, 1876.

Repealed. This act amends St. 1872, c. 371, which act was repealed by St. 1885, c. 374, s. 147, which act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R; 1873, 298 R; 1882, 252 R.)

1877. CHAP. 84.
An Act in addition to “An Act to provide for the regulation and inspection of buildings, the more effectual prevention of fire, and the better preservation of life and property in Boston.”— March 29, 1877.

Repealed. This act amends St. 1872, c. 371, which was repealed by St. 1885, c. 374, s. 147, which act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R.)

1878. CHAP. 192.
An Act relative to the rebuilding and improvement of stables in the city of Boston.— April 26, 1878.

Repealed. Repealed by St. 1889, c. 89, and later repealed by St. 1892, c. 419, s. 138. (1810, 124 R; 1869, 369 R.)

1882. CHAP. 101.
An Act to authorize the city of Boston to permit the erection of certain frame or wooden buildings within the building limits of said city.— March 21, 1882.

Repealed. Repealed by St. 1885, c. 374, s. 147, which act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R.)

1882. CHAP. 208.
An Act relating to the inspection of buildings.— May 10, 1882.

Repealed. Repealed by St. 1894, c. 481. (P. S. 104, s. 14; St. 1882, 266, s. 3 R; St. 1883, 173 R; 145 Mass. 123, 128; 1890, 90 R; 1892, 419, s. 138.)

1882. CHAP. 252.
An Act relating to the construction, use, and inspection of buildings in the city of Boston.— May 25, 1882.

Repealed. Sects. 3, 4, 7 repealed by St. 1885, c. 374, s. 147; repealed by St. 1892, c. 419, s. 138. (P. S. 11, 104; 1871, 280 R; 1872, 260 R, 371 R; 1873, 298 R; 1876, 176 R.)

1882. CHAP. 266.
An Act relating to fire escapes, and to the construction and inspection of factories, public buildings, and tenement and lodging houses.— May 26, 1882.

Repealed. Repealed by St. 1894, c. 481. (P. S. 104, s. 15–20, repealed by 1888, 426, s. 14, and law as to fire escapes, etc., revised by 1888, 426; s. 4 repealed by 1887, 219, 276, ss. 1, 2; s. 6 repealed by 1887, 218 substitute; ss. 3–5 affected by 1888, 426, ss. 5, 12, 14; s. 3 affected by 1882, c. 208.)

1883. CHAP. 155.
An Act relating to the inspection of buildings in the city of Boston.— April 30, 1883.

Repealed by St. 1885, c. 374, s. 147, which act was repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1872, 260 R, 371 R; 1873, 298 R.) YEAR.
1883.
Repealed.

CHAP. 173. 1883.
An Act to provide against the use of unsafe elevators.— May 14, 1883.

Repealed by St. 1892, c. 419, s. 138, and further repealed by St. 1894, c. 481. (1871, 280 R; 1872, 371 R; 1873, 298 R; 1882, 208 R; 1890, 90 R; P. S. 104.) Repealed.

CHAP. 251. 1883.
An Act to secure better provisions for escape from hotels and certain other buildings, in case of fire.— June 23, 1883.

Repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1873, 298 R; 1884, 323 R; 1888, 86 R; 1894, 414, 481; P. S. 104.) Repealed.

CHAP. 223. 1884.
An Act relating to safety appliances in hotels and public buildings.— May 8, 1884.

Sect. 2 amended by St. 1888, c. 86. Act repealed by St. 1892, c. 419, s. 138. (1871, 280 R; 1873, 298 R; 1883, 251 R; 1888, 426 R; 1890, 307 R; 1894, 341 R, 481.) Repealed.

CHAP. 326. 1885.
An Act to prevent the construction of wooden flues for heating or ventilating purposes.— June 5, 1885.

Repealed by St. 1888, c. 426, s. 14; see *id.*, s. 8, P. S. 104. Repealed.

CHAP. 374. 1885.
An Act relating to the inspection and construction of buildings in the city of Boston.— June 19, 1885.

Sect. 15 amended by St. 1889, c. 450, s. 1. Act repealed by St. 1892, c. 419, s. 138. Repeals St. 1871, c. 280; St. 1872, c. 371, c. 377; St. 1873, c. 298, c. 338; St. 1876, c. 69, c. 176, c. 269; St. 1877, c. 84; St. 1882, c. 201; St. 1883, 155. (1888, 316 R, 367 R, 426 R; 1889, 129, 450 R; P. S. 104.) Repealed.

CHAP. 382. 1885.
An Act in relation to the preservation of health in buildings in the city of Boston.— June 19, 1885.

Sects. 2, 3, 4, 14 and 18 amended by St. 1889, c. 450. Ss. 2, and 4-10, inclusive, repealed by St. 1892, c. 419, s. 138. (1889, 450 R; P. S. 104.) Sect. 1 superseded in part by s. 12, c. 550, of 1907. Repealed
in part.

CHAP. 219. 1887.
An Act to amend section twenty-three of chapter one hundred and four of the public statutes relating to the authority of inspectors of factories and public buildings.— April 21, 1887.

(Sects. 1, 2 repeal St. 1882, c. 266.)

Repealed by St. 1887, c. 276, s. 2; s. 1, substitute. (1882, 266, s. 4 R; 1887, 276, s. 2; 1888, 426, s. 14 R.) Repealed.

CHAP. 276. 1887.
An Act to further amend section twenty-three of chapter one hundred and four of the public statutes in relation to the authority of inspectors of factories and public buildings.

(Sect. 2 repeals St. 1887, c. 219.) Superseded by R. L., c. 104. Superseded.

- YEAR,**
1887. **CHAP. 348.**
An Act relating to fences and other structures erected to annoy and for the abatement of nuisances.— June 2, 1887.
- Superseded. (P. S. 36, ss. 1-9; P. S. 180; 148 Mass. 371, 409; 148 Mass. 410; 150 Mass. 482.) Superseded by R. L., c. 33, s. 19.
- 1888.** **CHAP. 86.**
An Act to amend an act relating to safety appliances in hotels and public buildings.— March 6, 1888.
- Repealed. Amended St. 1884, c. 223, s. 2,— which act was repealed by St. 1892, c. 419, s. 138. (1883, 251 R; 1884, 223 R; 1888, 426 R; 1894, 481; P. S. 104.)
- 1888.** **CHAP. 207.**
An Act to amend section twenty of chapter one hundred and four of the public statutes so as to provide for fire-resisting curtains in theatres.— April 9, 1888.
- Repealed. Repealed by St. 1888, c. 426, s. 14. (P. S. 104, s. 20.)
- 1888.** **CHAP. 316.**
An Act to regulate the erection and construction of certain buildings.— May 9, 1888.
- Repealed so far as relates to Boston. Repealed by St. 1892, c. 419, s. 138. Sect. 1 amended by St. 1893, c. 199, s. 1. (1885, 374 R; 1888, 367 R, 426 R; 1894, 337 R; 382, 481; P. S. 104.) Appeal given, St. 1890, c. 438; St. 1891, 261.
- 1888.** **CHAP. 367.**
An Act to amend chapter three hundred and seventy-four of the acts of the year eighteen hundred and eighty-five relating to the inspection and construction of buildings in the city of Boston.— May 17, 1888.
- Repealed. The above act was an amendment to St. 1885, c. 374, which act was repealed by St. 1892, c. 419, s. 138. (1885, 374 R; 1888, 316 R, 426 R.)
- 1888.** **CHAP. 426.**
An Act in relation to ways of egress and means of escape from fire in certain buildings.— May 29, 1888.
- Repealed. Sects. 1-8, as far as relates to Boston, repealed by St. 1892, c. 419, s. 138.
Entire act repealed by St. 1894, c. 481.
Sect. 14 repeals P. S. 104, ss. 15-20; St. 1885, c. 326; St. 1888, c. 207, c. 426, s. 2.
Sects. 5, 12, 14 affect St. 1882, c. 266, ss. 3, 5.
Sect. 14 affects St. 1887, c. 219.
Portion (relative to fire escapes) of St. 1882, c. 266, revised. (1884, 223 R; 1885, 374 R; 1888, 86 R, 316 R, 367 R; 1890, 307 R, 438 R; 1891, 261, 302 R; 357, s. 6; 1893, 199 R; 1894, 337 R, 382.)
- 1889.** **CHAP. 89.**
In force. An Act relating to the use of buildings in the city of Boston for stables.— March 8, 1889.
- Sect. 1 amended by St. 1897, c. 300, s. 1.
Repeals St. 1869, c. 369; St. 1878, c. 192, which was later repealed by St. 1892, c. 419, s. 138.
(1891, 220; 1892, 419, s. 115; 1895, 213; 1896, 332; P. S. 80, 104.)

CHAP. 129.

An Act relating to buildings in the public parks of the city of Boston.— March 19, 1889. YEAR.
1889.
In force.

P. S. 54, s. 16, and St. 1885, c. 374, not to apply to the above.

CHAP. 450.

An Act to amend the acts relating to the inspection and construction of buildings and relating to the preservation of health in buildings in the city of Boston.— June 7, 1889. 1889.

Sects. 2, 4, 5–10 repealed by St. 1892, c. 419, s. 138.

Repealed.

Sect. 1 amends s. 15, St. 1885, c. 374, which act was repealed by St. 1892, c. 419, s. 138; this act also amends St. 1885, c. 382, ss. 2, 3, 4, 14, 18.

(1885, 374 R, 382 R; P. S. 104.) Repealed by St. 1907, c. 550, s. 133.

CHAP. 90.

An Act in relation to the employment of custodians of elevators. — March 13, 1890. 1890.

(1882, 208 R; 1883, 173 R.) Repealed by St. 1907, c. 550, s. 133. Repealed.

Superseded by s. 38, c. 550, of 1907.

CHAP. 307.

An Act for the better protection of human life in hotels in case of fire.— May 21, 1890. 1890.

Repealed by St. 1894, c. 481. (1894, 341 R; P. S. 104.) Repealed.

CHAP. 404.

An Act relating to the regulation and supervision of wires over streets or buildings in cities.— June 11, 1890. 1890.
In force.

CHAP. 438.

An Act providing for an appeal from the orders of the inspection department of the district police.— January 23, 1890. 1890.

Repealed by St. 1894, c. 481. (1891, 261; P. S. 104.) Repealed.

CHAP. 323.

An Act relating to the location, laying out, and construction of highways in the city of Boston.— May 11, 1891. 1891.
In force.

Sect. 9 amended by St. 1892, c. 418, s. 4.

CHAP. 418.

An Act relating to the location, laying out, and construction of highways in the city of Boston.— June 16, 1892. 1892.
In force.

Sect. 4 amended St. 1891, c. 323, s. 9.

CHAP. 419.

An Act relating to the construction, maintenance, and inspection of buildings in the city of Boston.— June 16, 1892. 1892.
Repealed.

This act was amended as follows:

Sect. 1 by St. 1894, c. 443.

Sect. 13 by St. 1893, c. 464, s. 1, and St. 1894, c. 443, s. 2.

Sect. 15 by "s" St. 1894, c. 443, s. 3.

Sect. 16 by "s" St. 1894, c. 443, s. 4.

Sect. 17 by St. 1894, c. 443, s. 5, and "s" St. 1897, c. 413, s. 1.

Sect. 19 by St. 1906, c. 340.

Sect. 20 by St. 1894, c. 443, s. 6.

Sect. 21 by St. 1894, c. 443, s. 7.

Sect. 22 by St. 1897, c. 413, s. 2, by St. 1904, c. 227, s. 1.

Sect. 23 by St. 1898, c. 308, s. 1, by St. 1904, c. 368.

YEAR.
1892.

Sect. 24 by St. 1894, c. 443, s. 8, and "s" St. 1897, c. 413, s. 3, and St. 1898, c. 228, s. 1, and substituted by "s" St. 1900, c. 321.

Sect. 25 by "s" St. 1894, c. 443, s. 9.

Sect. 27 by St. 1894, c. 443, s. 10.

Sect. 28 by St. 1894, c. 443, s. 11.

Sect. 29 by St. 1894, c. 443, s. 12.

Sect. 31 by St. 1894, c. 443, s. 13, and St. 1900, c. 271, s. 1.

Sect. 36 by St. 1896, c. 416, and St. 1898, c. 209, s. 1.

Sect. 38 by St. 1894, c. 443, s. 14.

Sect. 39 by St. 1894, c. 443, s. 15.

Sect. 41 by St. 1893, c. 464, s. 2, and St. 1894, c. 443, s. 16.

Sect. 42 by St. 1893, c. 464, s. 3, and "s" St. 1897, c. 413, s. 4.

Sect. 44 by St. 1894, c. 443, s. 17.

Sect. 46 by St. 1893, c. 464, s. 4, by St. 1901, c. 474, by St. 1902, c. 400.

Sect. 51 by St. 1894, c. 443, s. 18.

Sect. 52 by St. 1894, c. 443, s. 19.

Sect. 55 by St. 1895, c. 280, and St. 1898, c. 284, s. 1.

Sect. 58 by St. 1897, c. 413, s. 5.

Sect. 63 by St. 1893, c. 464, s. 5.

Sect. 65 by St. 1894, c. 443, s. 20.

Sect. 68 by St. 1894, c. 443, s. 21.

Sect. 74 by St. 1893, c. 464, s. 6.

Sect. 75 by St. 1893, c. 464, s. 7, and St. 1894, c. 443, s. 22.

Sect. 81 by St. 1895, c. 314.

Sect. 86 by "s" St. 1897, c. 413, s. 6.

Sect. 90 by St. 1894, c. 443, s. 23.

Sect. 105 by St. 1897, c. 413, s. 7.

Sect. 106 by St. 1894, c. 443, s. 24.*

Sect. 107 by "s" St. 1897, c. 413, s. 8.

Sect. 108 by St. 1895, c. 239, and St. 1897, c. 413, s. 9.

Sect. 115 by St. 1897, c. 300, s. 2.

Sects. 116, 117, 118, 119 by "s" St. 1897, c. 175.

Sect. 125 by St. 1893, c. 297, s. 1.

Sect. 127 by St. 1893, c. 297, s. 2.

Sect. 136 by St. 1893, c. 170.

Sect. 82 repealed by St. 1893, c. 293, and said St. 1893, c. 293, was amended by "s" St. 1897, c. 310 (which amendment was a substitute for the original sect. 82, c. 419, St. 1892), and said St. 1897, c. 310, was amended by St. 1900, c. 335, s. 2, and by St. 1903, c. 301.

This act, in s. 138, repeals P. S. 102, ss. 40-53, inclusive; St. 1810, c. 124; St. 1869, c. 369; St. 1878, c. 192; St. 1882, c. 252; St. 1883, c. 173, 251; St. 1884, c. 223; St. 1885, c. 374, 382—ss. 2 and 4-10, inclusive; St. 1888, c. 316, and c. 426, as far as relates to Boston (*i. e.*, s. 1-8, inclusive).

See St. 1860, c. 109; St. 1882, c. 208, repealed by St. 1894, c. 481, St. 1888, c. 86, 367; St. 1889, c. 450, ss. 2, 4; St. 1894, c. 257, 319, 414; St. 1895, c. 239; P. S. 104.

(1885, R. 344; 1888, R. 316, R. 367, R. 426; 1889, 89, 129. R, in part, 450.) Repealed by St. 1907, c. 550, s. 133.

1893.

CHAP. 170.

An Act relating to the construction, maintenance, and inspection of buildings in the city of Boston.—April 7, 1893.

Repealed.

This act amends St. 1892, c. 419, s. 136. (1893, 293 R, 297, 414; P. S. 104.) Repealed by St. 1907, c. 550, s. 133.

1893.

CHAP. 199.

An Act relative to the erection and construction of certain buildings.—April 15, 1893.

* Sect. 106, as amended by St. 1894, c. 443, s. 24, was repealed by "s" St. 1895, c. 97, s. 2.

Repealed by St. 1894, c. 481, s. 63. Amends St. 1888, c. 316, ss. 1, 2.

YEAR.
1893.
Repealed.

CHAP. 293.

1893.

An Act relating to the construction, maintenance, and inspection of buildings in the city of Boston.— May 3, 1893.

Repealed by St. 1897, c. 310, s. 2, which act was substituted for St. 1892, c. 419, s. 82. (1893, 170; P. S. 104.) Repealed.

CHAP. 297.

1893.

An Act relating to drain and ventilating pipes used in buildings in the city of Boston.— May 3, 1893.

Amends St. 1892, c. 419, ss. 125, 127. (1893, 170, 464; P. S. 104.) Repealed by St. 1907, c. 550, s. 133. Repealed.

CHAP. 312.

1893.

An Act relating to the repair of private drains in streets or ways.— May 4, 1893. In force.

Adopted by City Council January 4, 1896.

CHAP. 353.

1893.

An Act to abate the smoke nuisance in large cities.— May 15, 1893.

Repealed by St. 1895, c. 389. Repealed.

CHAP. 462.

1893.

An Act to authorize the establishment of a building line on public ways.— June 9, 1893. In force.

Accepted by City Council of Boston, October 28, 1893. (1896, 313; 1897, 379; P. S. 54, 104.)

CHAP. 464.

1893.

An Act relative to the building laws for the city of Boston.— June 9, 1893.

Sects. 1, 2, 7, amended by St. 1894, c. 443, ss. 2, 16, 22. Amends St. 1892, c. 419, ss. 13, 41, 42, 46, 63, 74, 75. (1893, 170, 297.) Repealed by St. 1907, c. 550, s. 133. Repealed.

CHAP. 477.

1893.

An Act relative to the licensing of plumbers and the supervision of the business of plumbing.— June 10, 1893.

(Inconsistent parts repealed by St. 1894, c. 455.) Extended by St. 1894, c. 455. Affected by St. 1895, c. 453; (P. S. 80, 102). Repealed in part.

CHAP. 257.

1894.

An Act relating to the erection or alteration of structures in the city of Boston.— April 16, 1894. Superseded by St. 1907, c. 550, s. 129. Superseded.

CHAP. 337.

1894.

An Act relative to fire escapes in schoolhouses.— May 4, 1894.

Repealed by St. 1894, c. 481, s. 40. (1888, 316 R; 1893, 199 R; P. S. 104.) Repealed.

CHAP. 341.

1894.

An Act for the better protection of human life in lodging houses in case of fire.— May 4, 1894.

Repealed by St. 1894, c. 481, s. 44. (1884, 223 R; 1890, 307 R; P. S. 104.) Repealed.

YEAR.
1894.
In force.

CHAP. 399.

An Act concerning the storage of petroleum or any of its products, and the erection and use of buildings therefor.— May 18, 1894. (1896, c. 520, P. S. 59.)

1894.

CHAP. 414.

An Act to regulate public lodging houses in the city of Boston.— May 19, 1894.

Repealed.

(1883, 251 R.) Repealed by St. 1904, c. 242.

1894.

CHAP. 443.

Repealed.

An Act relative to the construction and repair of buildings in the city of Boston.— June 1, 1894.

Sect. 24 repealed by St. 1895, c. 97, s. 2.

Sect. 13 amended by St. 1900, c. 271, s. 1.

Sect. 1 amends St. 1892, c. 419, s. 1.

Sect. 2 amends St. 1892, c. 419, s. 13, as amended by St. 1893, c. 4, 64, s. 1.

Sect. 3 is a substitute for St. 1892, c. 419, s. 15.

Sect. 4 is a substitute for St. 1892, c. 419, s. 16.

Sect. 6 amends St. 1892, c. 419, s. 20.

Sect. 7 amends St. 1892, c. 419, s. 21.

Sect. 8 amends St. 1892, c. 419, s. 24.

Sect. 9 is a substitute for St. 1892, c. 419, s. 25.

Sect. 10 amends St. 1892, c. 419, s. 27.

Sect. 11 amends St. 1892, c. 419, s. 28.

Sect. 12 amends St. 1892, c. 419, s. 29.

Sect. 13 amends St. 1892, c. 419, s. 31.

Sect. 14 amends St. 1892, c. 419, s. 38.

Sect. 15 amends St. 1892, c. 419, s. 39.

Sect. 16 amends St. 1892, c. 419, s. 41, as amended by St. 1893, c. 464, s. 2.

Sect. 17 amends St. 1892, c. 419, s. 44.

Sect. 18 is a substitute for St. 1892, c. 419, s. 51.

Sect. 19 amends St. 1892, c. 419, s. 52.

Sect. 20 amends St. 1892, c. 419, s. 65.

Sect. 21 amends St. 1892, c. 419, s. 68.

Sect. 22 amends St. 1892, c. 419, s. 75, as amended by St. 1893, c. 464, s. 7.

Sect. 23 amends St. 1892, c. 419, s. 90; s. 24 amends St. 1892, c. 419, s. 106. Repealed by St. 1909, c. 550, s. 133.

1894.

CHAP. 455.

In force.

An Act relative to the licensing of plumbers and the supervision of the business of plumbing.— June 6, 1894.

This act repeals inconsistent parts of St. 1893, c. 477.

(1893, 477. Limited, 1895, 453; P. S. 80, 102.)

1894.

CHAP. 481.

An Act in relation to the inspection of the district police and the inspection of buildings.— June 16, 1894.

Superseded.

Sect. 24 amended by St. 1900, c. 335, s. 1.

Sect. 63 repeals s. 11, P. S. 103; ss. 1–14, inclusive, and ss. 21, 22, 24; P. S. 104; St. 1882, c. 208, 266; St. 1883, c. 173; St. 1884, c. 52; St. 1886, c. 173, 260; St. 1888, c. 113, 399, 426; St. 1890, c. 83, 179, 307, 438; St. 1891, c. 302; St. 1893, c. 111, 199, 387; St. 1894, c. 337, 341.

(1883, 351 R; 1888, 86 R, 316 R; 1894, 499; 1895, 310, 396, 418; 1898, 167, 261; P. S. 74, 103.) Sect. 42 amended by substituting s. 42, c. 439, of 1901. Superseded by R. L., c. 104, ss. 33, 34, 35.

CHAP. 97.

An Act relative to the erection and alteration of buildings in the city of Boston.— March 7, 1895.

YEAR.
1895.

Sect. 2 repeals St. 1892, c. 419, s. 106, and all acts and amendments, and St. 1894, c. 443, s. 24. This act amended by St. 1899, c. 161, s. 11. (1895, ss. 239, 314; P. S. 104.) Repealed by St. 1907, c. 550, s. 133. Repealed.

CHAP. 213.

An Act relative to the licensing and regulating of stables in cities.— April 4, 1895.

1895.

Amended by St. 1896, c. 332, and St. 1897, c. 300, s. 3. (1899, c. 89; P. S. 102.) Superseded by R. L., c. 102, ss. 69 and 71. Superseded.

CHAP. 227.

An Act relative to laying sewers in private streets.— April 4, 1895. Not in force in Boston.

1895.

Not adopted by City Council. (1897, 116; P. S. 50.)

CHAP. 239.

An Act to provide that tenement houses in the city of Boston shall have adequate open spaces.— April 6, 1895.

1895.

Amends St. 1892, c. 419, s. 108. (Superseded by St. 1897, c. 413, s. 9.) (1895, 97, 314; P. S. 104.) Repealed by St. 1907, c. 550, s. 133. Repealed.

CHAP. 280.

An Act relative to the erection and alteration of buildings in the city of Boston.— April 17, 1895.

1895.

Amended by St. 1898, c. 284, s. 1. Amends St. 1892, c. 419, s. 55. (P. S. 104.) Repealed by St. 1907, c. 550, s. 133. Repealed.

CHAP. 314.

An Act relative to means of egress from certain buildings in the city of Boston.— April 2, 1895.

1895.

Amends St. 1892, c. 419, s. 81. (1895, 97, 239, 449, s. 24.) Repealed. Repealed by St. 1907, c. 550, s. 133.

CHAP. 352.

An Act relative to advertising signs and structures encroaching on public ways in the city of Boston.— May 2, 1895. In force.

1895.

(1897, 413, s. 6; P. S. 53, 104.)

CHAP. 389.

An Act to abate the smoke nuisance in the city of Boston.— May 17, 1895.

1895.

Repeals St. 1893, c. 353. Superseded by St. 1901, c. 427. Superseded.

CHAP. 449.

An Act to revise the charter of the city of Boston.— June 1, 1895. Sect. 24. In force.

1895.

(See St. 1909, c. 486.)

CHAP. 453.

An Act relative to plumbing.— June 4, 1895.

1895.

Superseded by R. L., c. 103, s. 12.

Superseded.

- YEAR.** **1896.** **CHAP. 313.**
 An Act relative to the building line and height of buildings on parkways, boulevards and parks.— April 27, 1896.
 Superseded. Amended by St. 1897, c. 379, s. 1. (1893, 462; P. S. 54, 104.)
 Superseded by R. L., c. 28, s. 16.
- 1896.** **CHAP. 416.**
 An Act relative to the construction of buildings in the city of Boston.— May 18, 1896.
 Repealed. Amended by St. 1898, c. 209, s. 1. Amends St. 1892, c. 419, s. 36. (P. S. 104.) Repealed by St. 1907, c. 550, s. 133.
- 1897.** **CHAP. 175.**
 An Act relative to buildings in the city of Boston.— March 19, 1897.
 Repealed. Repeals St. 1892, c. 419, s. 116, 117, 118, 119, and substitutes four new sections therefor. Repealed by St. 1907, c. 550, s. 133.
- 1897.** **CHAP. 219.**
 In force. An Act for the further protection of public health in the city of Boston.— April 1, 1897.
 Amended by St. 1899, c. 222.
- 1897.** **CHAP. 265.**
 In force. An Act relative to the licensing of gas-fitters and the supervision of the business of gas-fitting in the city of Boston.— April 10, 1897.
- 1897.** **CHAP. 300.**
 In force. An Act relative to the use of buildings for stables.— April 23, 1897.
 Sect. 1 amends St. 1889, c. 89, s. 1.
 Sect. 2 amends St. 1892, c. 419, s. 115.
 Sect. 3 amends St. 1895, c. 213, s. 1, as amended by St. 1896, c. 332. (1897, 428; P. S. 80, 102.)
- 1897.** **CHAP. 310.**
 An Act relative to the construction, maintenance and inspection of buildings in the city of Boston.— April 23, 1897.
 Repealed. Repeals St. 1893, c. 293, and substitutes St. 1892, c. 419, s. 82, therefor. Repealed by St. 1907, c. 550, s. 133.
- 1897.** **CHAP. 379.**
 An Act relative to the building line and height of buildings in parkways, boulevards and parks.— May 10, 1897.
 Superseded. Amends St. 1896, c. 313, s. 1. (1893, 462.) Superseded by R. L. c. 28, s. 16.
- 1897.** **CHAP. 413.**
 An Act relative to the construction, maintenance and inspection of buildings in the city of Boston.— May 21, 1897.
 Repealed. Sect. 1 substitute for St. 1892, c. 419, s. 17, as heretofore amended by St. 1894, c. 443, s. 5.
 Sect. 2 amends St. 1892, c. 419, s. 22.
 Sect. 3 substitute for St. 1892, c. 419, s. 24, as heretofore amended by St. 1894, c. 443, s. 8.
 Sect. 4 substitute for St. 1892, c. 419, s. 42, as heretofore amended by St. 1893, c. 464, s. 3, and amended by St. 1898, c. 228, s. 1.
 Sect. 5 amended St. 1892, c. 419, s. 58.

Sect. 6 substitute for St. 1892, c. 419, s. 86.

Sect. 7 amended St. 1892, c. 419, s. 105.

Sect. 8 substitute for St. 1892, c. 419, s. 107.

Sect. 9 substitute for St. 1892, c. 419, s. 108, as heretofore amended by St. 1895, c. 239.

(1895, 239, 352; P. S. 104.) Repealed by St. 1907, c. 550, s. 133.

YEAR.
1897.

CHAP. 463.

An Act relative to filing in the registry of deeds notice of pendency of certain actions.— June 4, 1897. 1897.
In force.

Amends P. S. 126, s. 13, St. 1896, c. 416. (1898, 562, s. 80; P. S. 126.)

(This is an act to prevent the fraudulent transfer of buildings on which violations of the building law exist.)

CHAP. 209.

An Act relative to the construction of buildings in the city of Boston.— March 25, 1898. 1898.

Sect. 1 amends St. 1897, c. 413; amends St. 1896, c. 416, which act is an amendment to St. 1892, c. 419, s. 36. Repealed St. 1907, c. 550, s. 133. Repealed.

CHAP. 228.

An Act relative to the construction of school-houses in the city of Boston.— March 25, 1898. 1898.

Amends St. 1892, c. 419, s. 24, as amended by St. 1897, c. 413, s. 3. Repealed by St. 1907, c. 550, s. 133. Repealed.

CHAP. 268.

An Act to facilitate the inspection of wires in buildings in the city of Boston.— April 1, 1898. 1898.
In force.

CHAP. 284.

An Act to exempt school-houses from certain provisions of the act relative to the erection of buildings in the city of Boston.— April 2, 1898. 1898.

Sect. 1 amends St. 1895, c. 280; also amends St. 1892, c. 419, s. 55. Repealed by St. 1907, c. 550, s. 133. Repealed.

CHAP. 308.

An Act relative to the construction, maintenance and inspection of buildings in the city of Boston.— April 12, 1898. 1898.

Sect. 1 amends St. 1892, c. 419, s. 23. Repealed by St. 1907, c. 550, s. 133. Repealed.

CHAP. 452.

An Act relative to the height of buildings on and near Copley square in the city of Boston.— May 23, 1898. 1898.
In force.

CHAP. 562. SECT. 80.

An Act to provide for the registering and confirming titles to land pending suits, judgment, decrees, and petitions.— June 23, 1898. Took effect October 1, 1898. 1898.
In force.

CHAP. 161.

An Act relative to erection and alteration of buildings in the city of Boston.— March 17, 1899. 1899.

Sect. 11 amends St. 1895, c. 97, s. 1. Repealed by St. 1907, c. 550, s. 133. Repealed.

- YEAR.** **CHAP.** 185.
1899. An Act to provide for the better enforcement of the building laws of the city of Boston.— March 24, 1899.
- Repealed. Repealed by St. 1907, c. 550, s. 133.
- 1899.** **CHAP.** 222.
In force. An Act to provide for the further protection of the public health in the city of Boston.— April 1, 1899.
 Amends St. 1897, c. 219, s. 1.
- 1899.** **CHAP.** 320.
In force. An Act relative to the regulation of electric wires.— April 29, 1899.
 Amends St. 1890, c. 404, s. 2.
- 1899.** **CHAP.** 326.
In force. An Act relative to unauthorized structures in a city or town.— May 2, 1899.
- 1899.** **CHAP.** 457.
In force. An Act to limit the height of buildings in the vicinity of the State House.— June 2, 1899.
- 1900.** **CHAP.** 271.
Repealed. An Act relative to the construction of cellars in the city of Boston.— April 27, 1900.
 Sect. 1 amends St. 1892, c. 419, s. 31, as amended by St. 1894, c. 443, s. 13. Repealed by St. 1907, c. 550, s. 133.
- 1900.** **CHAP.** 321.
Repealed. An Act relative to first and second class buildings in the city of Boston.— May 16, 1900.
 Substitute for St. 1892, c. 419, s. 24, as heretofore amended.
 Repealed by St. 1907, c. 550, s. 133.
- 1900.** **CHAP.** 335.
Superseded. An Act to provide for the protection of human life in the case of fire or panic.— May 23, 1900. Took effect June 23, 1900.
 Sect. 1 amends St. 1894, c. 481, s. 24.
 Sect. 2 amends St. 1892, c. 419, s. 82, as set out in St. 1897, c. 310, s. 1, and repealed by St. 1907, c. 550, s. 133. Superseded by R. L., c. 104, ss. 33, 34, 35.
- 1900.** **CHAP.** 348.
 An Act to provide for the change of building lines on Lansdowne street in the city of Boston.— May 25, 1900.
- 1901.** **CHAP.** 166.
In force. An Act to provide for the better protection of workmen on iron or steel framed buildings.
- 1901.** **CHAP.** 200.
In force. An Act repealing an act requiring certain returns regarding steam boilers to be made by assessors to the tax commission.
- 1901.** **CHAP.** 427.
Repealed. An Act to provide for the abatement of the smoke nuisance.— May 23, 1901.
 (To take effect when accepted by the City Council.) *See* R. L., c. 102, ss. 122, 123, 124, 125 and 126. Repealed by c. 651, 1910.

CHAP. 439. SECT. 42.

YEAR.
1901.

An Act relative to safety appliances on elevator cars.— May 28, 1901.

(A substitute for s. 42, c. 481, 1894.) Superseded by R. L., Superseded.
c. 104, s. 27.

CHAP. 474.

1901.

An Act relative to the construction in the city of Boston of buildings used only for foundries or for working in metals.— June 6, 1901.

Repealed.

Amends s. 46, c. 419, 1892, as amended by s. 4, c. 464, of 1893.
Repealed by c. 550 of 1907.

CHAP. 525.

1901.

An Act for the improvement of the State House grounds.

In force.

CHAP. 400.

1902.

An Act relative to the construction of certain buildings in the city of Boston, outside the building limits.

Repealed.

Amends c. 419, s. 46, by striking out said section as amended by c. 464 of 1893, and 474 of 1901, and inserting in place thereof the above as a new section. Repealed by St. 1907, c. 550, s. 133.

CHAP. 301.

1903.

An Act relative to ways of egress from buildings in the city of Boston.

Repealed.

Amends s. 82, c. 419, of 1892, as set out in s. 1, c. 310, of 1897, and as amended by s. 2, c. 335, of 1910. Approved May 4, 1903.
Took effect on passage. Repealed by c. 550, Acts of 1907, s. 133.

CHAP. 227.

1903.

An Act to authorize the city of Boston to regulate the use of sheet metal in or on buildings.

In force.

Amends s. 22, c. 419, of 1892, as amended by s. 2, c. 413, of 1897. Approved April 12, 1904. To take effect upon its passage.

CHAP. 242.

1904.

An Act to regulate public lodging houses in certain cities.

In force.

Approved April 20, 1904. To take effect June 1, 1904.
Repeals c. 414 of 1904. Scope enlarged by St. 1911, c. 129.

CHAP. 333.

1904.

An Act relative to the height of buildings in the city of Boston.

In force.

Approved May 13, 1904. Took effect upon its passage.

CHAP. 368.

1904.

An Act relative to the floor space permissible in certain buildings in the city of Boston.

In force.

Sect. 23, c. 419, of 1892, as amended by c. 308 of 1898, repeals all acts or parts of acts inconsistent. Approved May 23, 1904.
To take effect upon its passage.

CHAP. 450.

1904.

An Act relative to the licensing and inspection of theatres and public halls.

In force.

Approved June 9, 1904. To take effect September 1, 1904.
Repeals as much of s. 172, c. 102, R. L., as is inconsistent and all ordinances, by-laws and regulations as are inconsistent.

YEAR.
1905.
In force.

CHAP. 347.

An Act to prohibit the obstruction of means of egress from buildings.

Approved April 28, 1905. Took effect May 28, 1905.

1905.
In force.

CHAP. 383.

An Act relative to the height of buildings in the city of Boston.

Approved May 8, 1905. To be effective on its passage.

1906.
In force.

CHAP. 340.

An Act relative to the erecting, altering, remodelling and enlarging of buildings in the city of Boston.

Approved April 30, 1906. To be effective on its passage.
Amends s. 19, c. 419, of 1892.

1907.
In force.

CHAP. 416.

An Act relative to the height of buildings on Rutherford avenue, in the city of Boston.

Approved May 16, 1907. Took effect on its passage.

1907.
In force.

CHAP. 463.

An Act relative to the licensing of theatres and public halls in the city of Boston.

Approved May 28, 1907. Took effect on its passage.

1907.
In force.

CHAP. 550.

An Act relative to the construction, alteration and maintenance of buildings in the city of Boston.

Approved June 22, 1907. Took effect August 1, 1907. Repeals so much of c. 419, 1892, not heretofore repealed and repeals any other acts inconsistent. Sect. 6 amended by St. 1910, c. 631. Sect. 12 amended by St. 1912, c. 369. Sect. 105 amended by St. 1912, c. 370. Chap. 111, as amended by St. 1908, c. 336, further amended by St. 1907, c. 631.

1909.
In force.

CHAP. 313.

An Act relative to theatres in the city of Boston.

Approved April 22, 1909. Took effect on its passage. Amends s. 111, c. 550, of 1907, as amended by c. 336 of 1908.

1909.
In force.

CHAP. 536.

An Act relative to the supervision of the business of plumbing.

Approved June 19, 1909. To be construed as continuation of provisions of c. 103, R. L., as far as they are the same. Repeals all acts and parts of acts inconsistent. Inconsistent parts repealed by St. 1912, c. 518.

1910.
In force.

CHAP. 284.

An Act relative to the construction, alteration, inspection and maintenance of buildings in the city of Boston.

Approved March 25, 1910. Took effect on passage. Repeals all acts and parts of acts heretofore inconsistent. Building commissioner to enforce in Boston, laws applicable previously enforced by the district police.

1910.
In force.

CHAP. 571.

An Act to authorize the collection of fees for permits and licenses issued by departments of the city of Boston.

Approved May 26, 1910. Took effect on passage.

- CHAP. 597. YEAR.
1910.
An Act relative to the supervision of the business of plumbing. In force.
Repeals inconsistent parts of St. 1909, c. 536. Approved June 9, 1910. Took effect on its passage. Inconsistent parts repealed by St. 1912, c. 518.
- CHAP. 631. 1910.
An Act relative to the powers of the board of appeal over the In force.
building department of the city of Boston.
Approved June 15, 1910. Took effect upon its passage.
Amends s. 6, c. 550, of 1907.
- CHAP. 129. 1911.
An Act to regulate public lodging houses in certain cities. In force.
Approved March 11, 1911. Took effect June 1, 1911.
Enlarges the scope of c. 242 of 1904.
- CHAP. 342. 1911.
An Act to regulate the construction of garages in the city of In force.
Boston.
Approved April 27, 1911. Took effect May 27, 1911.
- CHAP. 259. 1912.
An Act relative to the construction of garages in the city of In force.
Boston.
Approved March 18, 1912. Took effect on passage. Exempts
(from provisions of c. 342 of 1911) premises 337 Newbury street.
- CHAP. 369. 1912.
An Act relative to the occupation of buildings in the city of Boston In force.
until means of egress have been provided satisfactory to the
building commissioner.
Approved April 3, 1912. Took effect on its passage. Amends
s. 12, c. 550, of 1907, seven paragraphs.
- CHAP. 370. 1912.
An Act relative to place of public assembly in the city of Boston. In force.
Approved April 3, 1912. Took effect on passage. Amends
s. 105, c. 550, of 1907.
- CHAP. 518. 1912.
An Act relative to the registration of plumbers. In force.
Approved April 18, 1912. Took effect on passage. Repeals
inconsistent parts of c. 536 of 1909 and c. 597 of 1910.
- CHAP. 582. 1912.
An Act relative to the height of the City Hall Annex in the city In force.
of Boston.
Passed over the veto of the Governor, House, May 7; Senate,
May 13. Took effect on passage.
- CHAP. 713. 1912.
An Act to provide further for the preservation of life in the con- In force.
struction, alteration, removal or tearing down of buildings or
structures in the city of Boston.
Approved June 4, 1912. Took effect on its passage.

GENERAL STATUTES.

- Superseded. G. S. 87.
Sects. 1, 2, 3, 4, 5, 7. Burnt or dangerous buildings adjudged nuisances, how disposed of. Adopted by City Council, May 17, 1860. (Superseded by P. S. 101. 9 Gray, 290, 296, 298; 12 Gray, 89; 14 Gray, 21; 97 Mass. 122, 593.)
- Superseded. G. S. 88.
Licenses and municipal regulations of police.
Sects. 31, 32. Livery stables in maritime towns to be licensed. (Superseded by P. S. 102, ss. 38, 39.)
- Superseded. G. S. 88.
Sects. 33-45. Steam engines, furnaces and boilers. (Superseded by P. S. 102, ss. 40-53, and said ss. 40-53, as far as they relate to city of Boston, repealed by St. 1892, c. 419, s. 138.)

PUBLIC STATUTES.

- Superseded. CHAP. 101.
For the suppression of common nuisances.
Sects. 1-5. Burnt or dangerous buildings when nuisances, etc., how disposed of. Superseded by R. L., c. 101, ss. 1-5.
- In force. CHAP. 102.
Of licenses and municipal regulations of police.
Sects. 38, 39. Relating to stables. Sect. 38 is obsolete.
Sect. 39 (*see* c. 230 of 1890).
- Repealed. Sects. 40-53. Steam engines, furnaces and boilers. (Repealed by St. 1892, c. 419, s. 138, so far as relates to Boston.)
- Super-eded. CHAP. 104.
Of inspection of buildings.
Sect. 14. Hoistway openings, etc.
Sect. 15. Stairways and fire escapes in factories.
Sect. 19. Egress from factories.
Sect. 21. Explosive compounds.
Sect. 22. Penalties.
Sect. 23. Power of inspectors not to extend to —; (ss. 1-14, inclusive, and ss. 21, 22, 24 repealed by St. 1894, c. 481; s. 23 amended by St. 1887, c. 176, and c. 276; ss. 15-20 repealed by St. 1888, c. 426, s. 14; s. 20 amended by St. 1888, c. 207, which was repealed by St. 1888, c. 426, s. 14; 1877, 214, ss. 2, 3; 1877, 214, ss. 4, 5, 8; 1881, 137, 195; 1882, 208, s. 14; 1885, 326).
Superseded by R. L., c. 104.
- Superseded. CHAP. 126.
Sect. 13. General provisions concerning real estate. Amended by St. 1897, c. 463, s. 13. Superseded by R. L., c. 134.

REVISED LAWS.

Effective January 1, 1902.

- In force. CHAP. 101.
Common nuisances.
Sects. 1-5. Burnt or dangerous buildings, how disposed of.
- Superseded. CHAP. 103.
Supervision of plumbing.
Superseded by c. 536 of 1909.

CHAP. 104.

Inspection of buildings.

Sect. 27. Elevator cabs to have safety devices. (1882, c. 208; 1894, c. 481, s. 42; 1901, c. 430. *See* 159 Mass., 216; 1910, c. 284.)

In force.

Sect. 29. Watchmen in hotels and boarding houses. (1883, c. 251, s. 1; 1884, c. 223, s. 2; 1910, c. 284.)

Sect. 30. Limitation of preceding section. (1884, c. 223, s. 1; 1910, c. 284.)

Sect. 31. Further provisions if necessary. (1883, c. 251, s. 3; 1884, c. 223, s. 2; 1910, c. 284.)

Sect. 32. Penalties. (1883, c. 251, s. 4; 1910, c. 284.)

Sect. 47. Use of inflammable compounds in factories. (1881, c. 137, s. 1; 1894, c. 481, s. 46; P. S. 104, s. 21; 1910, c. 284.)

Sect. 52. Enforcement. (1899, c. 326.)

Sect. 55. Penalty for violation of above sections. (1882, c. 266, s. 3; 1885, c. 326; 1888, c. 426, s. 12; 1894, c. 382, s. 2; 1894, c. 481, s. 60; 1910, c. 284.)

Sect. 56. General penalty, where no specific penalty is prescribed. (1884, c. 481, s. 62.)

LAWS AND ORDINANCES (Edition 1867).

BUILDINGS IN GENERAL.

Sects. 1 and 6. Relating to notice to be given of intention to build, and for erection of wooden buildings in South and East Boston under certain limitations, and to brick partition walls in certain cases.

Superseded by Revised Ordinances.

(*See* Ord. of 1833, November 14, and of 1855, July 14; also of 1850, May 16.)

An Ordinance in relation to the regulation and inspection of buildings. Sects. 1-12, inclusive.—Passed July 8, 1871.

(Sects. 2, 3, 4 repealed by Ord. of 1871, December 30.)

An Ordinance in addition to an ordinance in relation to the regulation and inspection of buildings.—Passed December 30, 1871.

(Repeals ss. 2, 3, 4 of Ord. of 1871, July 8.)

An Ordinance to amend an ordinance in relation to the regulation and inspection of buildings.—Passed April 1, 1874.

REVISED ORDINANCES.

R. O. 1883, CHAP. 43.

Of the regulation of building. Superseded by R. O. 1885, c. 48.

R. O. 1885, CHAP. 48.

Of the regulation of building. Superseded by R. O. 1890, c. 48.

R. O. 1890, CHAP. 40.

"The department for the inspection of buildings." Superseded by R. O. 1892, c. 17.

R. O. 1890, CHAP. 48.

Sects. 16-29, inclusive. Regulation of certain trades. Relating to plumbing. Superseded by R. O. 1892, c. 42, ss. 16-29, inclusive.

Sects. 30-39. Relating to the erection and repair of wooden buildings outside of building limits. Superseded by R. O. 1892, c. 42, ss. 30-39, inclusive.

R. O. 1892, CHAP. 17.

"Inspection of building department."

R. O. 1892, CHAP. 42.

Regulation of certain trades.

Sects. 16-29, inclusive. Relating to plumbing. Superseded by R. O. 1898, c. 45.

Sects. 30-39, inclusive. Relating to the erection and repair of wooden buildings outside of building limits.

R. O. 1892, CHAP. 43.

Prohibitions and penalties.

Sects. 26, 27. Relating to plumbing and steam exhausts. Superseded by R. O. 1898, c. 47.

Sect. 54. Relating to steps, bulkheads, etc., in sidewalks.

Sect. 99. Wooden buildings.

Sect. 103. Penalty for violations.

In force.

R. O. 1898, CHAP. 8.

Building department.

Amended May 29, 1912.

R. O. 1898, CHAP. 45.

Regulations for trades, building, etc.

In force.

Sect. 5. Petroleum, camphor, burning fluid and naphtha.

Sect. 27. Building limits defined.

Superseded.

Sects. 28-39. Wooden buildings outside the building limits.

Superseded by St. 1907, c. 550, s. 39.

R. O. 1898, CHAP. 47.

Prohibitions and penalties.

In force.

Sect. 16. Buildings to be provided with sufficient water-closets.

Sect. 17. Ashes and cinders, how kept.

Sects. 27, 28. Steam exhausts and waste water from sinks, etc.

Sects. 29, 30, 31. Drains.

Sect. 36. Not to raise or lower merchandise, except.

Sects. 51, 52-54, 55, 56. Openings in and excavations of streets.

Sect. 99. Bituminous coal.

Sect. 100. Erection and alteration of wooden buildings.

Sect. 104. Numbering of buildings.

Sect. 105. Penalty for violations.

ORD. 1912.

Increasing the number of inspectors that may be appointed.

R. O. 1898.

Sect. 1, c. 8, amended, passed City Council, May 27, 1912.

Approved by Mayor May 29, 1912.

ORD. 1912.

Extending the building limits to include a certain area in Ward 26, formerly town of Hyde Park (under provisions of s. 9, c. 550, Acts of 1907). Approved by Mayor June 5, 1912.

ORD. 1912, CHAP. 3.

Amends c. 8, R. O. 1898. Approved December 15, 1902.

ORD. 1912, CHAP. 9.

Concerning control of building operations.

Passed by City Council, January 27, 1913. Approved by Mayor January 28, 1913. Took effect on passage.

REVISED REGULATIONS OF THE BOARD OF
ALDERMEN, 1898.

CHAP. 1.
Definitions.

Repealed.

CHAP. 6.
Prohibitions and penalties.
Sect. 27. Moving of buildings through streets.
Sects. 32, 33. Projections over streets.
Sect. 34. Penalty for violations.
Repealed by (city charter act) c. 486 of 1909.





